

# CENTRAL AREA BUILT ENVIRONMENT

2000 Census	Madison - Miller	23rd & Union-Jackson	12th Avenue
Housing Units	849	3,534	1,417
Owner Occupied	290	1,077	181
Renter Occupied	524	2,256	1,091
Vacant Housing Units	35	201	145
Average HH Size	1.80	2.43	1.78
Owner Occupied	2.32	2.63	1.89
Renter Occupied	1.52	2.33	1.76
Median Contract Rent	\$642	\$506	\$561
Median House Value	\$262,712	\$219,676	\$214,444

\*SF-3 block group estimates

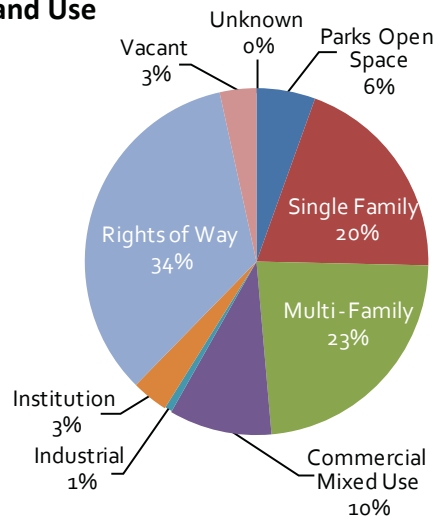
Current Densities as of 2007	Madison - Miller	23rd & Union-Jackson	12th Avenue
Gross Acres	145	515	160
Housing Units/Acre	6.30	8.90	10.70
Population/Acre	11.30	19.40	28.50
Jobs/Acre	7.70	8.40	32.90

Source for land use and density information: DPD (Comprehensive Planning section)

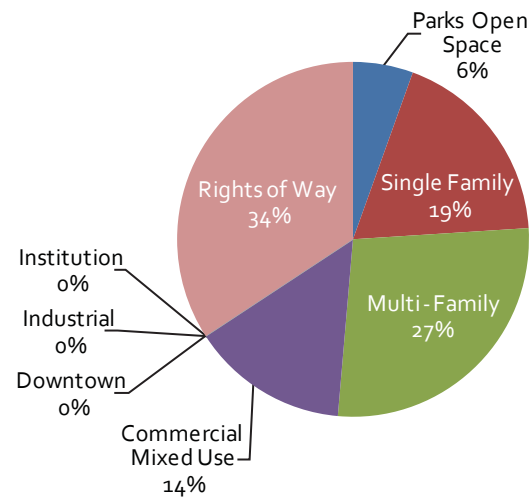
## Related Plans

- Seattle Comprehensive Plan: [http://www.seattle.gov/dpd/Planning/Seattle's Comprehensive Plan/ComprehensivePlan/default.asp](http://www.seattle.gov/dpd/Planning/Seattle's%20Comprehensive%20Plan/ComprehensivePlan/default.asp)
- Central Area Action Plan II, 1998: <http://www.seattle.gov/neighborhoods/npi/matrices.htm>

Existing Land Use

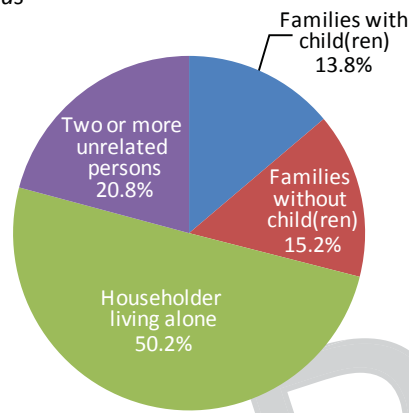


Zoned Land Use



Household Types

for all households

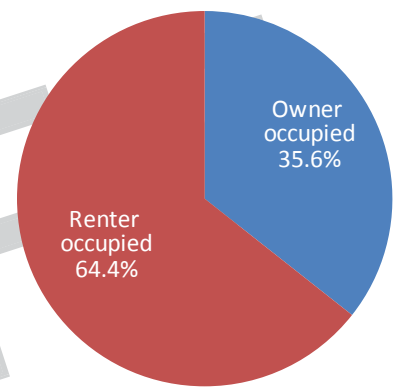


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

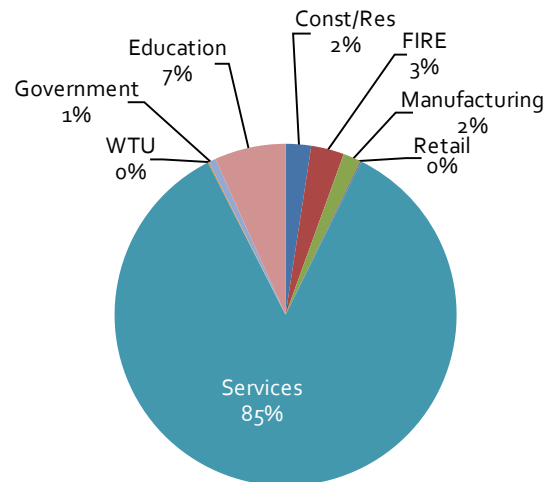
Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

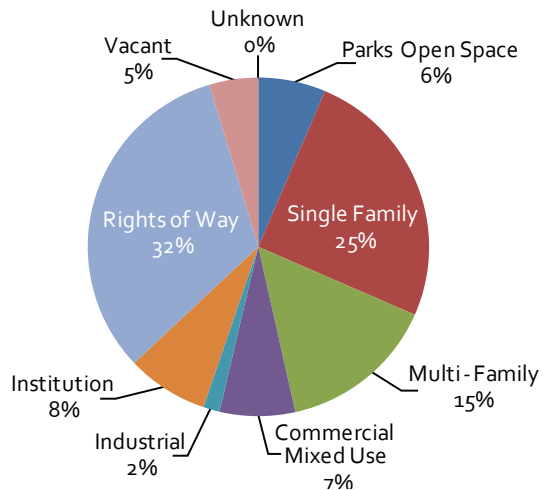
2007 Employment by Sector



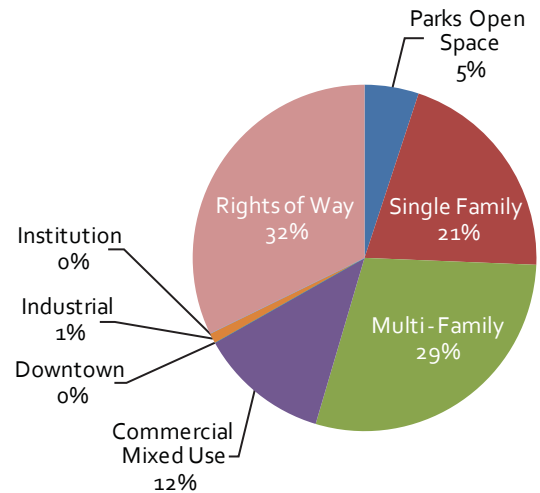
Source: PSRC Covered Employment Database (from Washington State ESD data)

## 23rd & Union-Jackson

### Existing Land Use

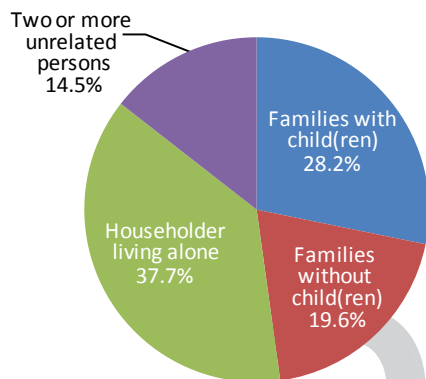


### Zoned Land Use



### Household Types

for all households

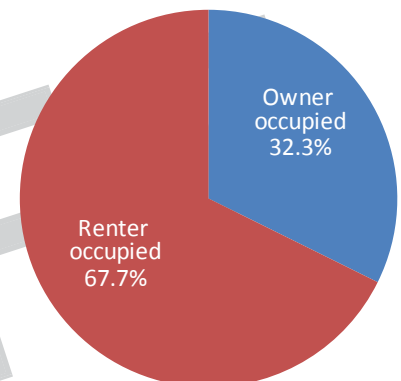


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

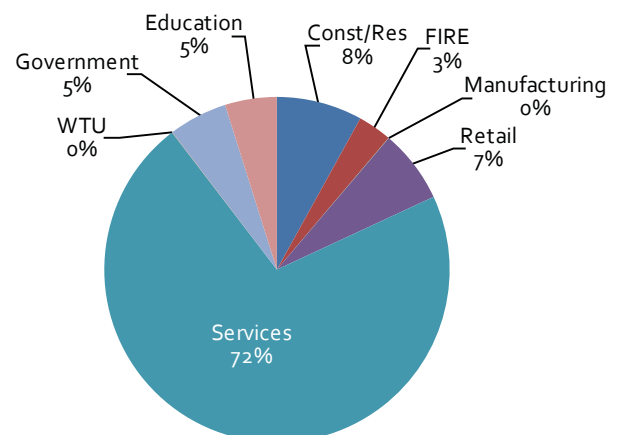
### Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

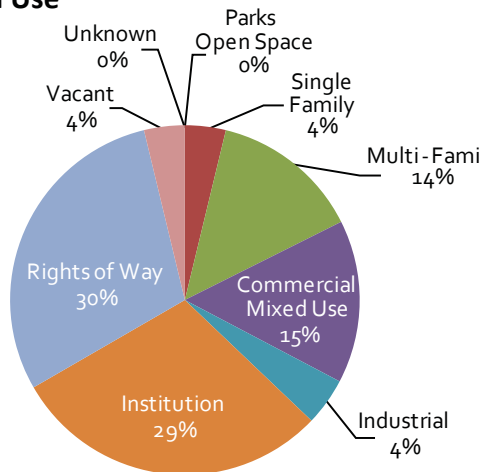
### 2007 Employment by Sector



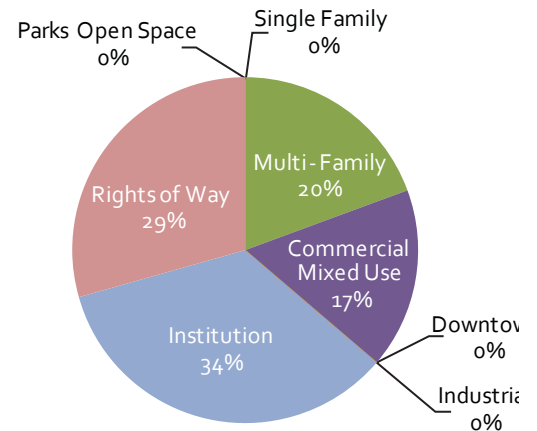
Source: PSRC Covered Employment Database (from Washington State ESD data)

## 12th Avenue

### Existing Land Use

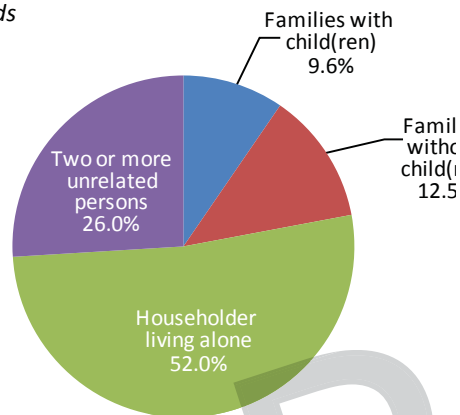


### Zoned Land Use



### Household Types

for all households

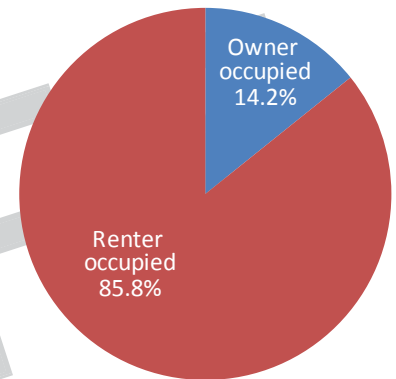


Note: "Children" refers to related children under 18 years of age

Source: 2000 Census (SF-3 block group estimates)

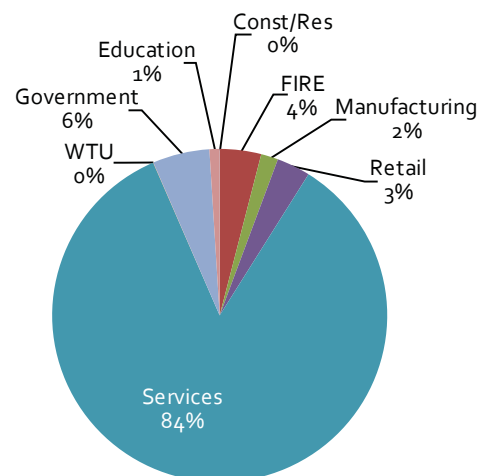
### Renter/Owner Occupied

for all occupied housing units



Source: 2000 Census, Summary File 3

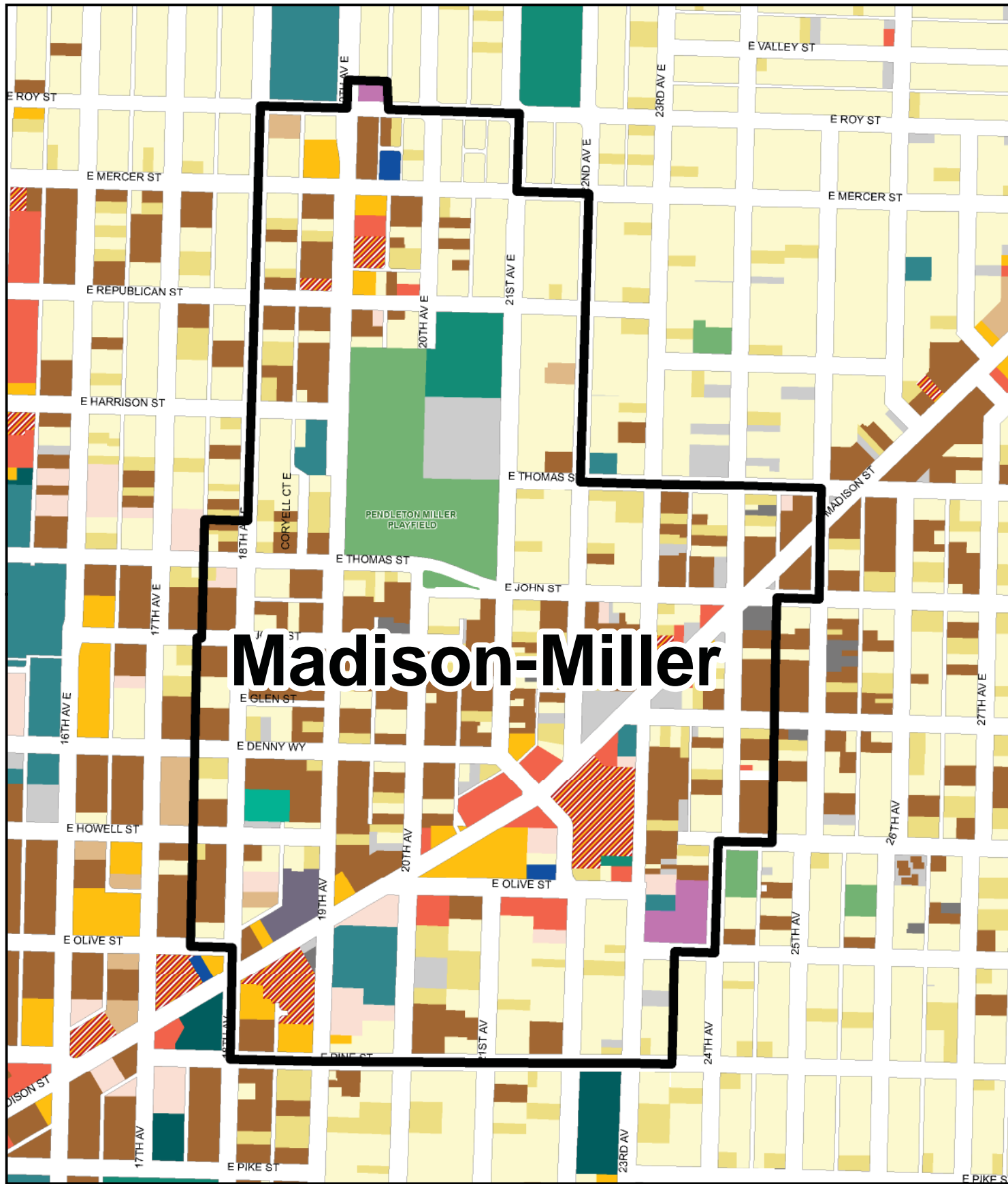
### 2007 Employment by Sector



Source: PSRC Covered Employment Database (from Washington State ESD data)

### Web Links

- Department of Planning and Development: <http://www.seattle.gov/dpd/>
- Department of Planning and Development Zoning and Building Codes: <http://www.seattle.gov/dpd/resourcecenter/>



## Central Area - Madison-Miller

### Existing Land Use

Single Family	Retail/Service	Warehouse
Duplex/Triplex	Hotel/Motel	Transp/Util/Comm
Other Housing	Entertainment	Institutions
Multi-Family	Mixed Use	Public Facilities
Office	Parking	Schools
	Industrial	Open Space

### Urban Village

Water Body
Easement
Vacant
Unknown

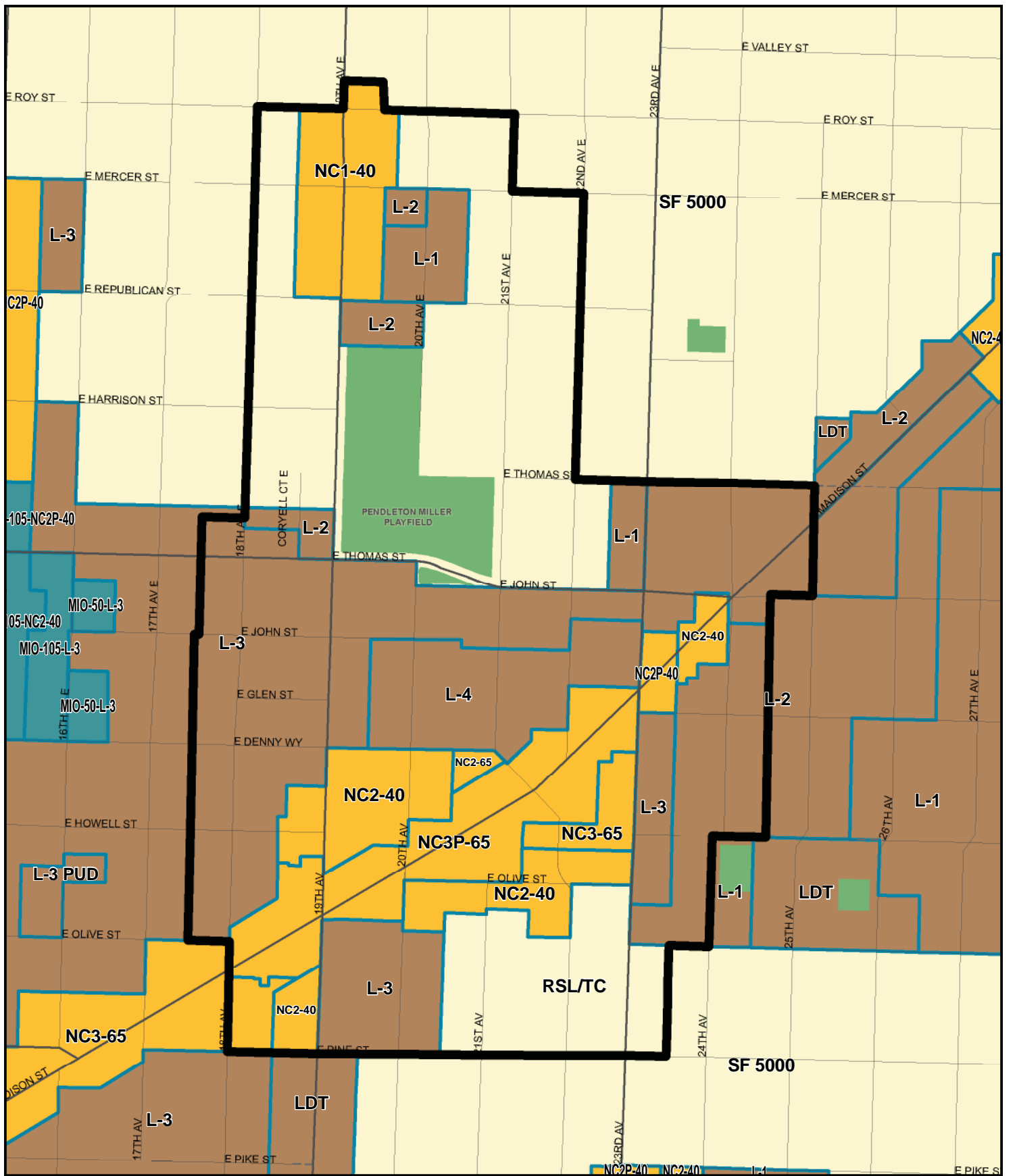
### LINK Light Rail

Stations
At-Grade / Aerial
Tunnel

Miles



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## Central Area - Madison-Miller

0 0.05 0.1 0.2 0.3 Miles

### Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

Single Family

- Downtown
- ID/Pike Mrkt/Pioneer Sqr
- Other Industrial
- General Industrial
- MIO

### Station Area Overlay

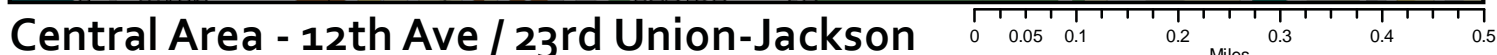
- LINK Light Rail
- City Open Space
- Urban Village

### LINK Light Rail

- Stations
- At-Grade / Aerial
- Tunnel

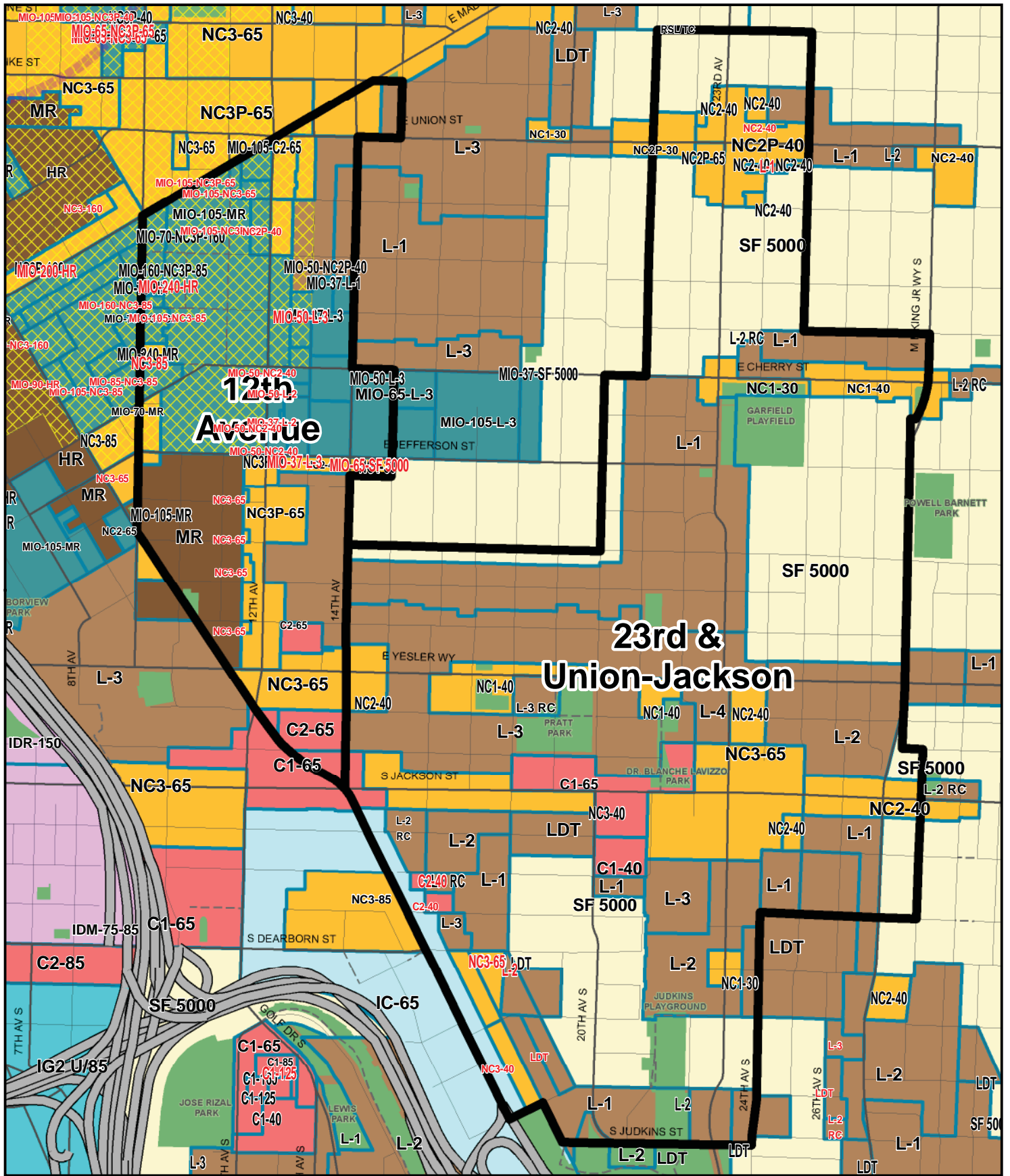


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## Central Area - 12th Ave / 23rd Union-Jackson

### Zoning Class

- Commercial
- Seattle Mixed
- Neighborhood Commercial
- High-Density Multi-Family
- Low-Rise Multi-Family

Single Family

Downtown

ID/Pike Mrkt/Pioneer Sqr

Other Industrial

General Industrial

MIO

### Station Area Overlay LINK Light Rail

City Open Space

Urban Village

Stations

At-Grade / Aerial

Tunnel



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# CENTRAL AREA GROWTH & CAPACITY

## Comprehensive Plan 2024 Growth Targets

Source: comprehensive Plan	Land Area in Acres	Households (HH)				Employment (Jobs)			
		Existing (2004)	Existing Density (HH/Ac)	Growth Target	2024 Density (Est. HH/ Ac.)	Existing (2002)	Existing Density (Jobs/Ac.)	Growth Target	2024 Density (Est. HH/ Ac.)
Madison-Miller	145	1,930	13	500	17	N/A	N/A	N/A	N/A
23rd & Jackson	515	3,730	7	650	9	N/A	N/A	N/A	N/A
12th Avenue	160	1,450	9	700	13	4,040	25	700	30

## Web Links:

- Office of Economic Development: <http://www.seattle.gov/EconomicDevelopment>
- Puget Sound Regional Council: <http://www.psrc.org>

## Madison-Miller Development Capacity as of 2007

Development Capacity	
Housing Units	1,106
Commercial S.F.	294,557
Jobs	982

## 23rd & Jackson Development Capacity as of 2007

Development Capacity	
Housing Units	2,776
Commercial S.F.	657,375
Jobs	1,998

## 12th Avenue Development Capacity as of 2007

Development Capacity	
Housing Units	1,380
Commercial S.F.	341,588
Jobs	1,139

### Madison-Miller Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	65	24	2
Accessory Dwelling Units	0	0	
Multi-Family	550	22	2
Mixed Use	0	132	0
Institution	0	0	
Industrial	0	0	
Total New	615	178	4

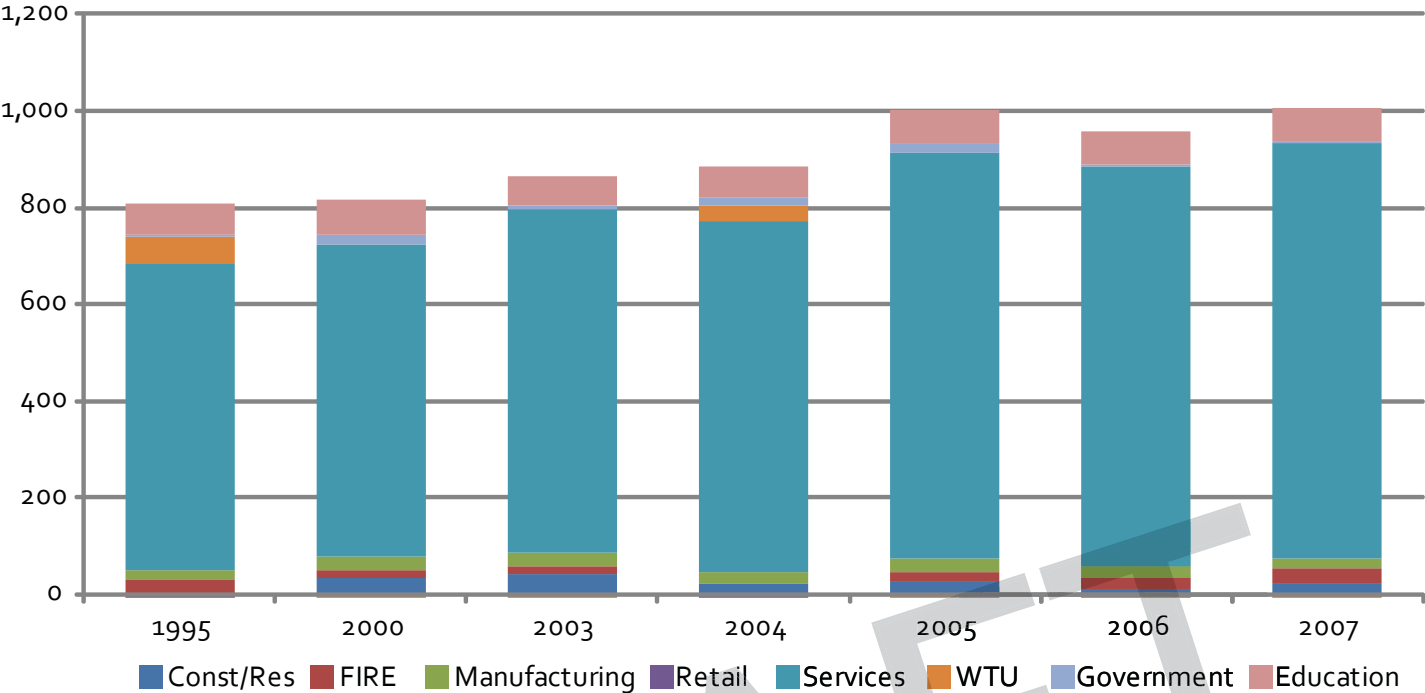
### 23rd & Jackson Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	258	76	27
Accessory Dwelling Units	7	2	0
Multi-Family	383	45	3
Mixed Use	374	694	1
Institution	0	0	
Industrial	0	0	
Total New	1022	817	31

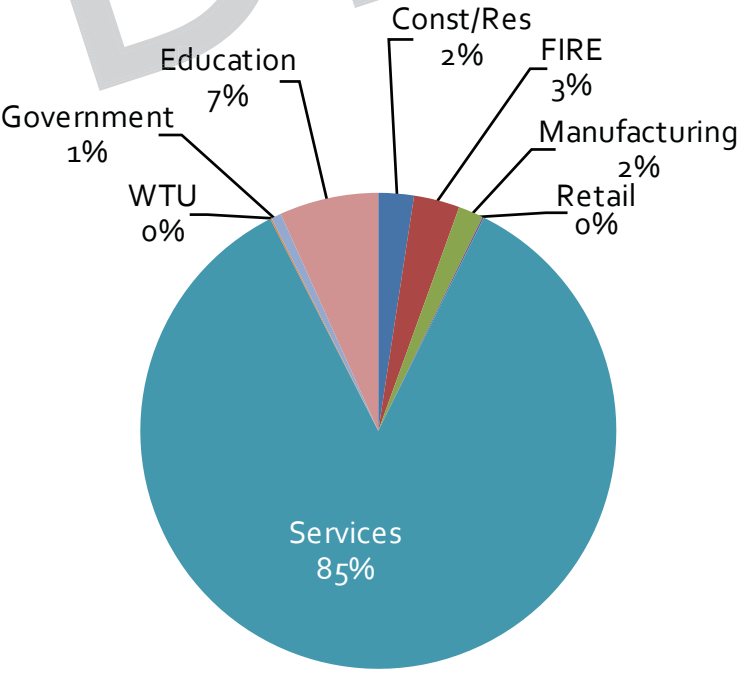
### 12th Avenue Residential Construction

Built Units (net)			
	Total	Permitted Units	
	2000-2008	New	Demo
Single Family/Duplex	9	1	4
Accessory Dwelling Units	0	0	
Multi-Family	448	16	12
Mixed Use	87	118	8
Institution	0	0	
Industrial	0	0	
Total New	544	135	24

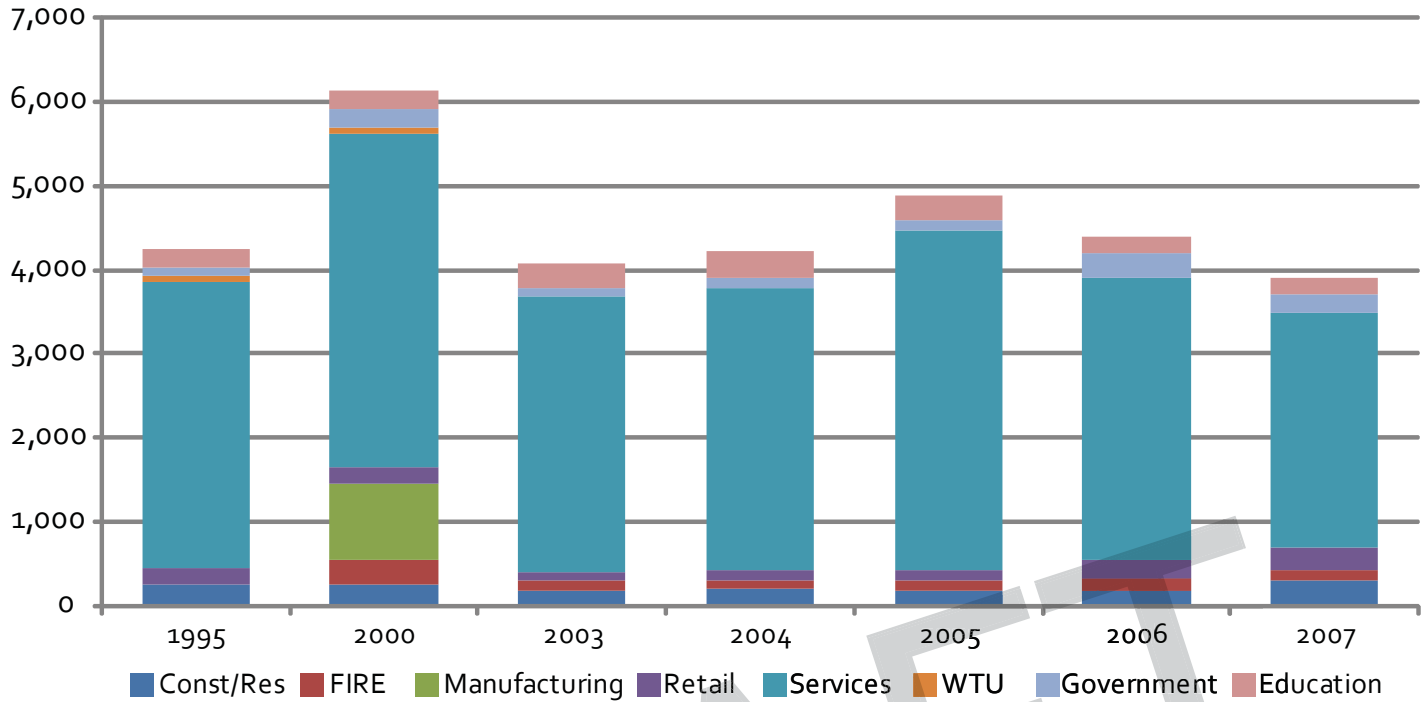
Employment by Sector



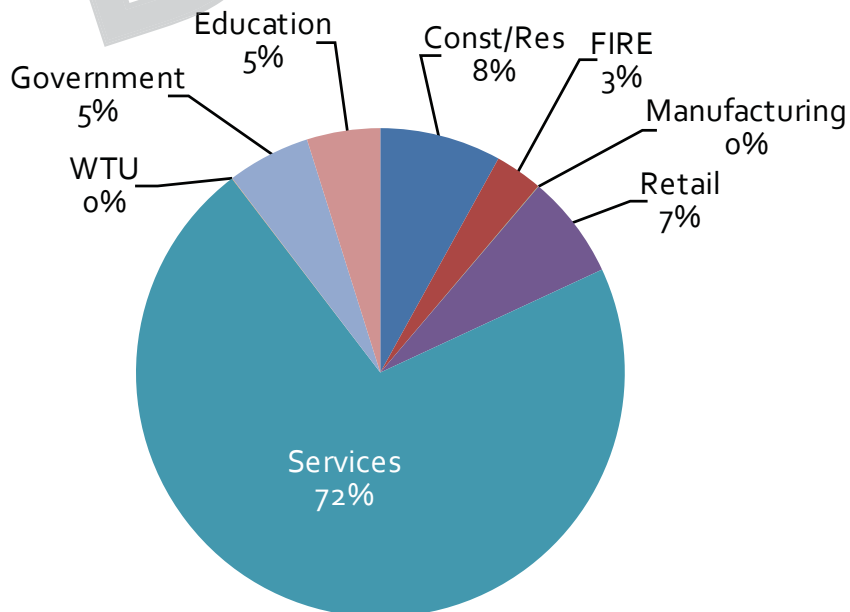
2007 Employment by Sector



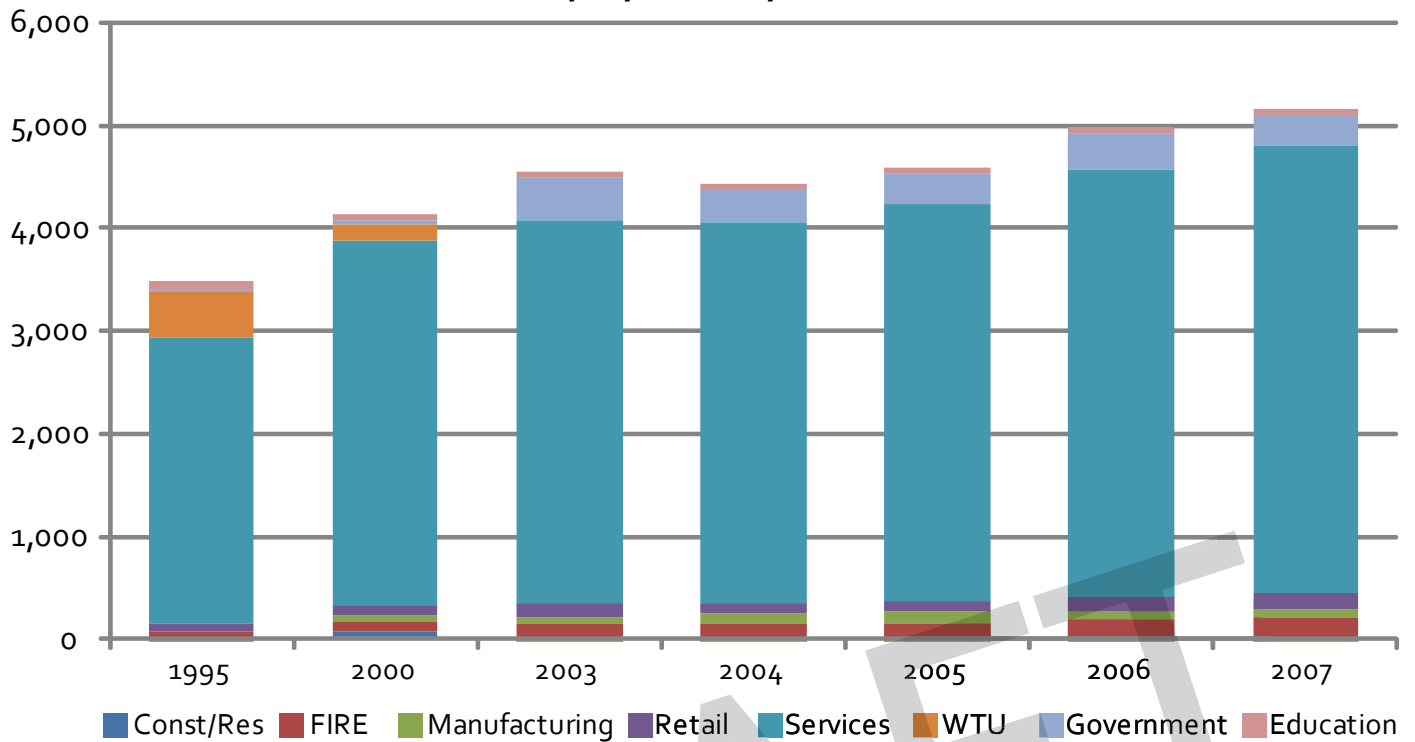
## Employment by Sector



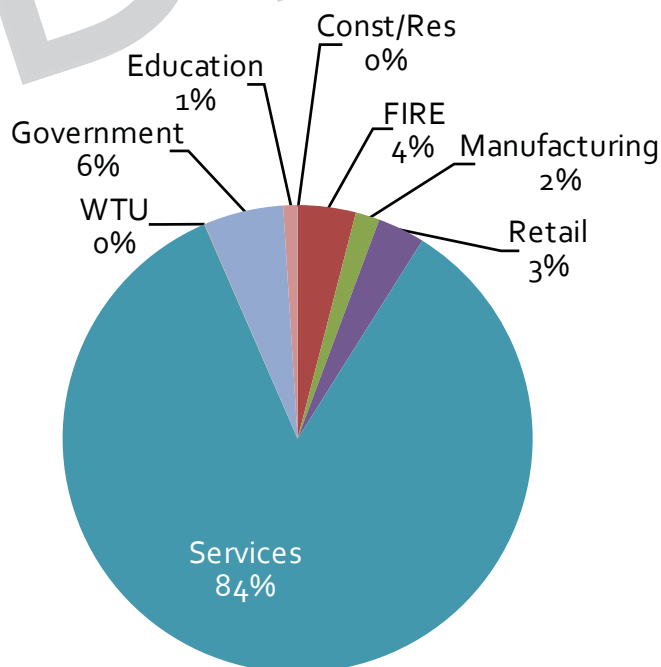
## 2007 Employment by Sector



## Employment by Sector



## 2007 Employment by Sector



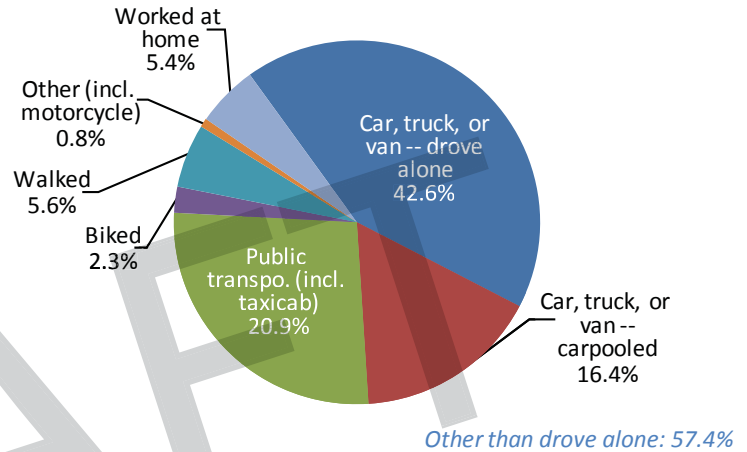
# CENTRAL AREA TRANSPORTATION

23rd & Jackson

Nice Picture Here

## Means of Transportation to Work

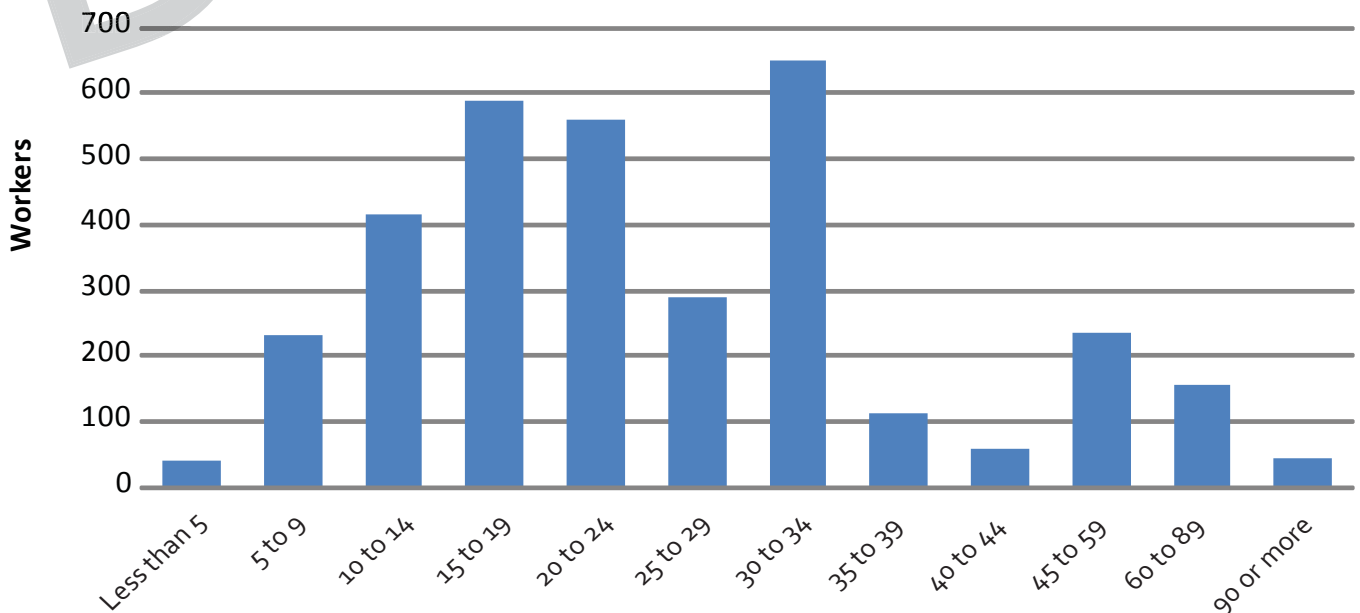
for workers 16 years and older



Source: 2000 Census, SF-3 block group estimates

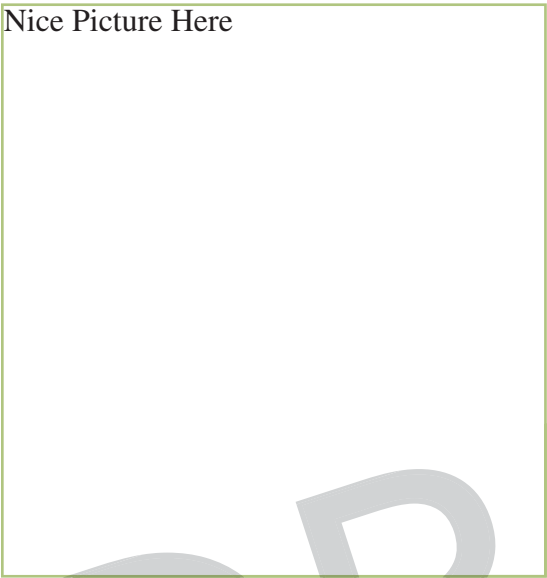
## Travel Time to Work (in minutes)

for workers 16 years and older not working at home

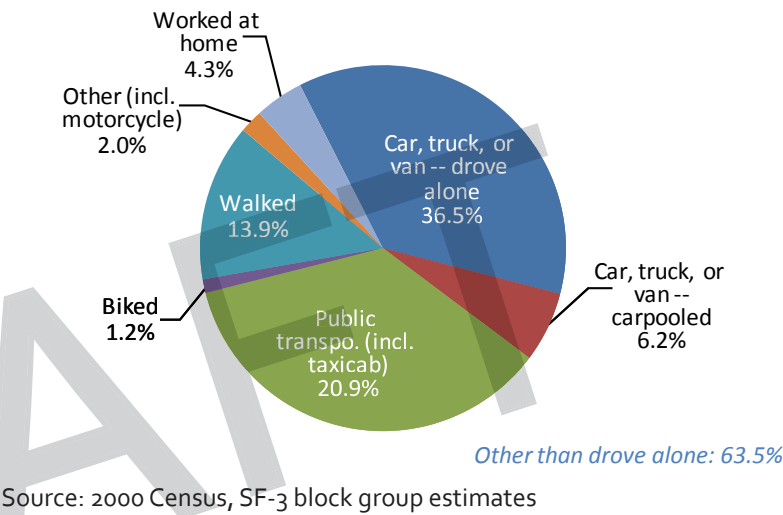


Source: 2000 Census (SF-3 block group estimates)

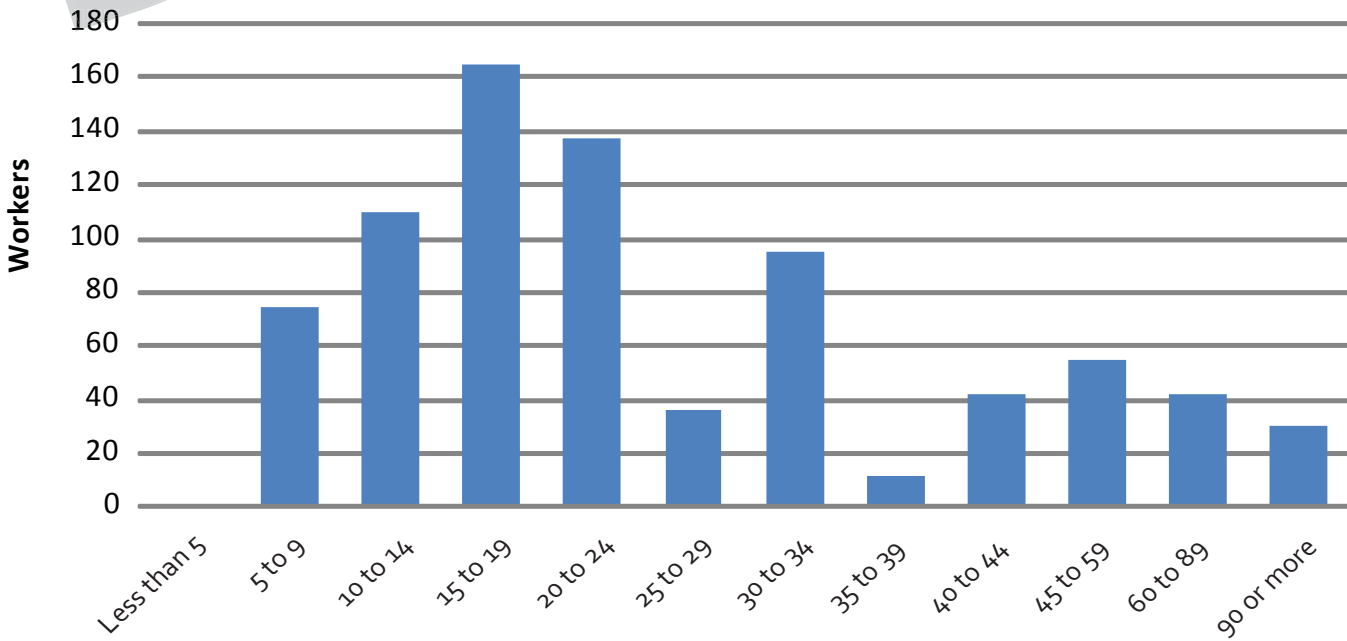




**Means of Transportation to Work**  
*for workers 16 years and older*



**Travel Time to Work (in minutes)**  
*for workers 16 years and older not working at home*

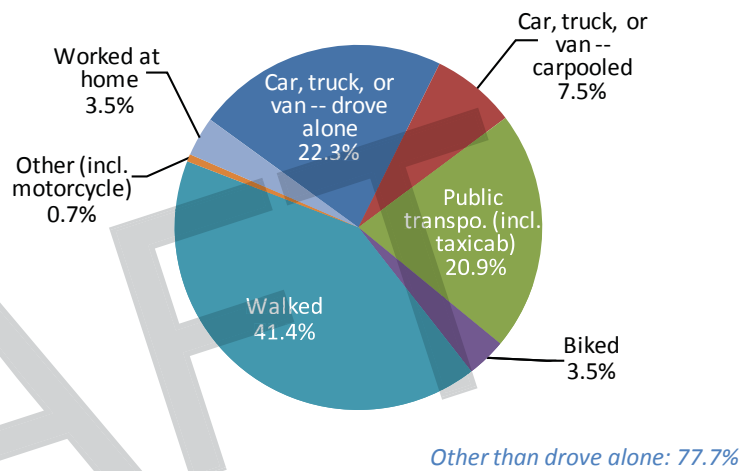


Source: 2000 Census (SF-3 block group estimates)

Nice Picture Here

Means of Transportation to Work

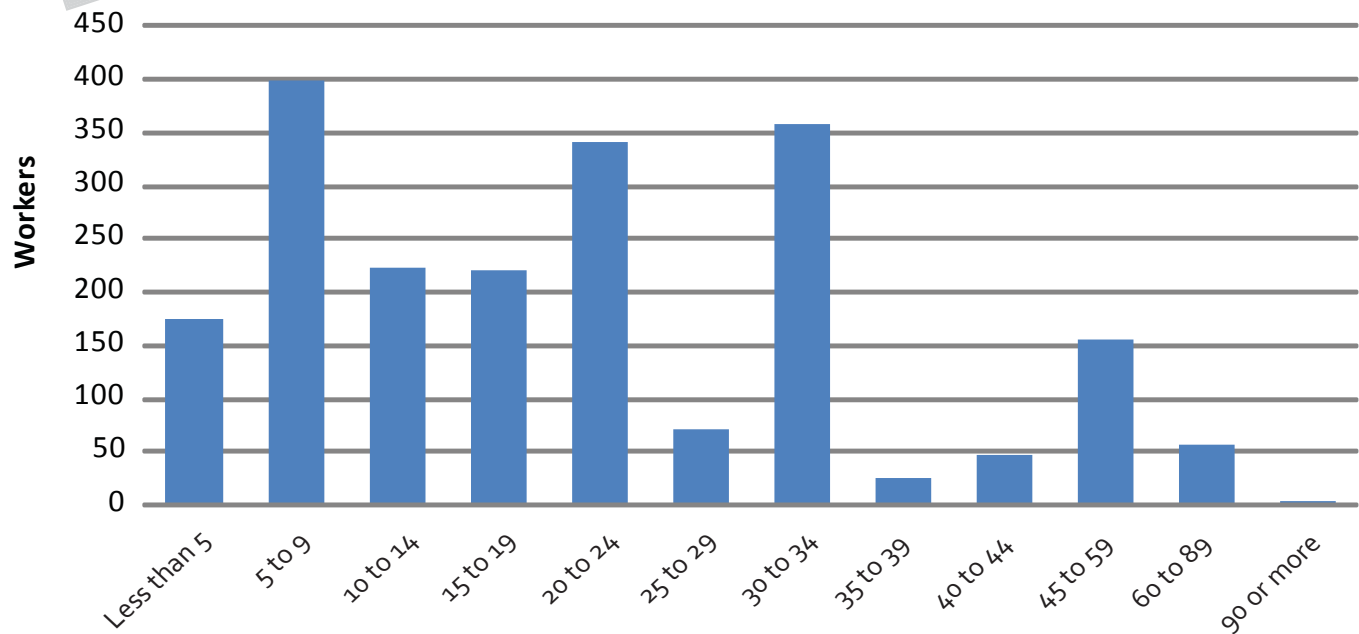
for workers 16 years and older



Source: 2000 Census, SF-3 block group estimates

Travel Time to Work (in minutes)

for workers 16 years and older not working at home

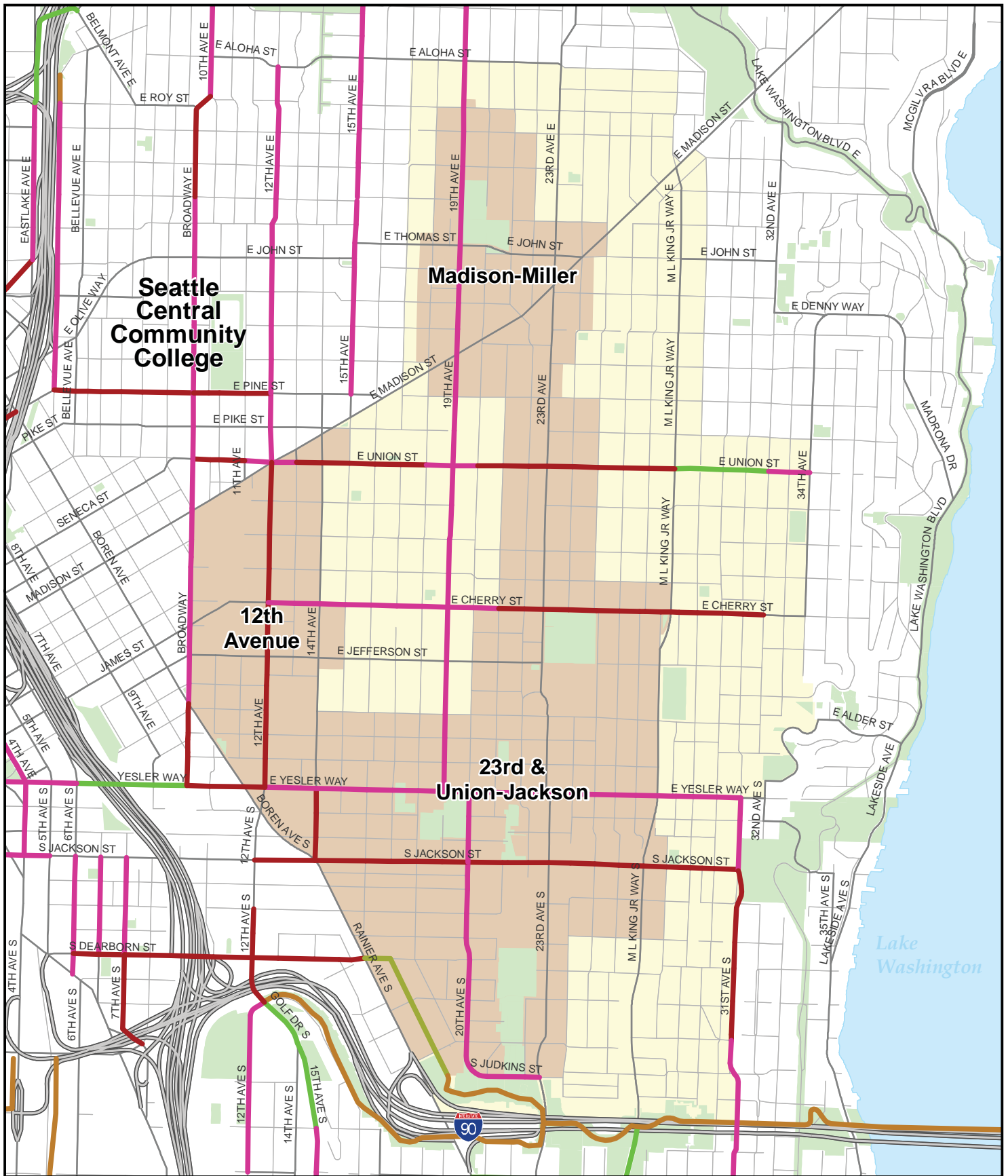


Source: 2000 Census (SF-3 block group estimates)

## Related Plans

- **Seattle Transportation Strategic Plan (TSP)** October 2005  
<http://www.seattle.gov/transportation/tsphome.htm>  
The Transportation Strategic Plan outlines specific strategies, projects and programs that implement the broader city-wide goals and policies for transportation in Seattle.
- **Seattle Transit Plan** September 2005  
<http://www.seattle.gov/transportation/transitnetwork.htm>  
The Seattle Transit Plan focuses on Seattle's regional high and intermediate capacity transit corridors as well as key transit passenger facilities. The purpose of the plan is to get Seattle moving and to support and direct economic growth to the urban villages. Sufficient and reliable transit service provides people with a real mobility choice.
- **SDOT Freight Mobility Action Plan** June 2005  
<http://www.seattle.gov/transportation/freight.htm#plan>  
The SDOT Freight Mobility Action Plan guides efforts to improve freight mobility.
- **SDOT Art Plan** April 2005  
<http://www.seattle.gov/transportation/artplan.htm>  
The SDOT Art Plan is focused as a plan of action, comprehensively detailing how Seattle can become a national leader in creating a more humane, layered, beautiful and relevant transportation system. Implementation of the plan will contribute significantly to a Seattle whose streets and sidewalks celebrate life, discovery, and creativity.
- **SDOT Bicycle Master Plan** January 2007  
<http://www.seattle.gov/transportation/bikemaster.htm>  
The SDOT Bicycle Master Plan defines a set of actions, to be completed within 10 years, to make Seattle the best community for bicycling in the United States. By increasing support for bicycling, the city will make its transportation system more environmentally, economically, and socially sustainable.
- **SDOT Pedestrian Master Plan** June 2009 (draft)  
[http://www.seattle.gov/transportation/ped\\_masterplan.htm](http://www.seattle.gov/transportation/ped_masterplan.htm)  
The SDOT Pedestrian Master Plan strives to make Seattle the most walkable city in the nation. Walking is the oldest, and most efficient, affordable, and environmentally-friendly form of transportation – its how transit riders eventually reach their destinations, neighbors meet each other, and begin to build strong communities.
- **Urban Mobility Plan** 2009  
<http://www.seattle.gov/transportation/ump.htm>  
The Urban Mobility Plan is an opportunity to ensure Seattle's Center City will continue to grow in size, economic vitality and accessibility because existing infrastructure is made more efficient, inviting, and accommodating. The Plan recognizes the importance of the effective movement of goods, facilitation of Port activities, and continued attraction of large and small business.

DRAFT



## Central Area

Existing Bicycle Facilities

Wide Outside Lane/Paved Shoulder

Bicycle Boulevard

Multi-use Trail

Shared Roadway

Bike Lanes

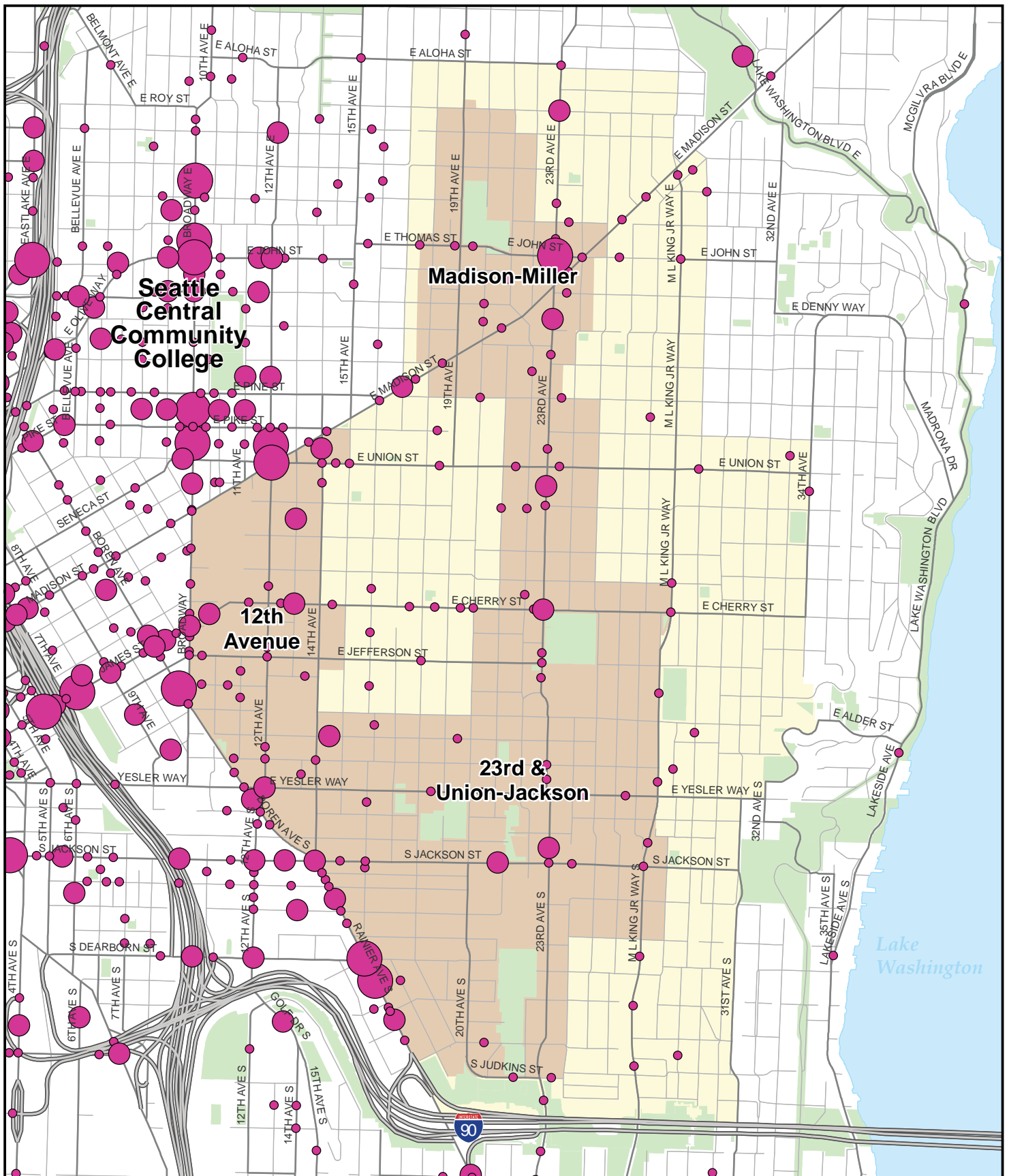
Sharrows

Climbing Lane



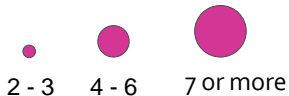
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0 0.25 0.5 1 Miles



## Central Area

Car Collisions 2008



0 0.15 0.3 0.6 Miles



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## NSF Projects

-  2008  
 2009  
 Traffic

-  SDOT Full Signal
-  SDOT Fire Signal
-  WSDOT Signal

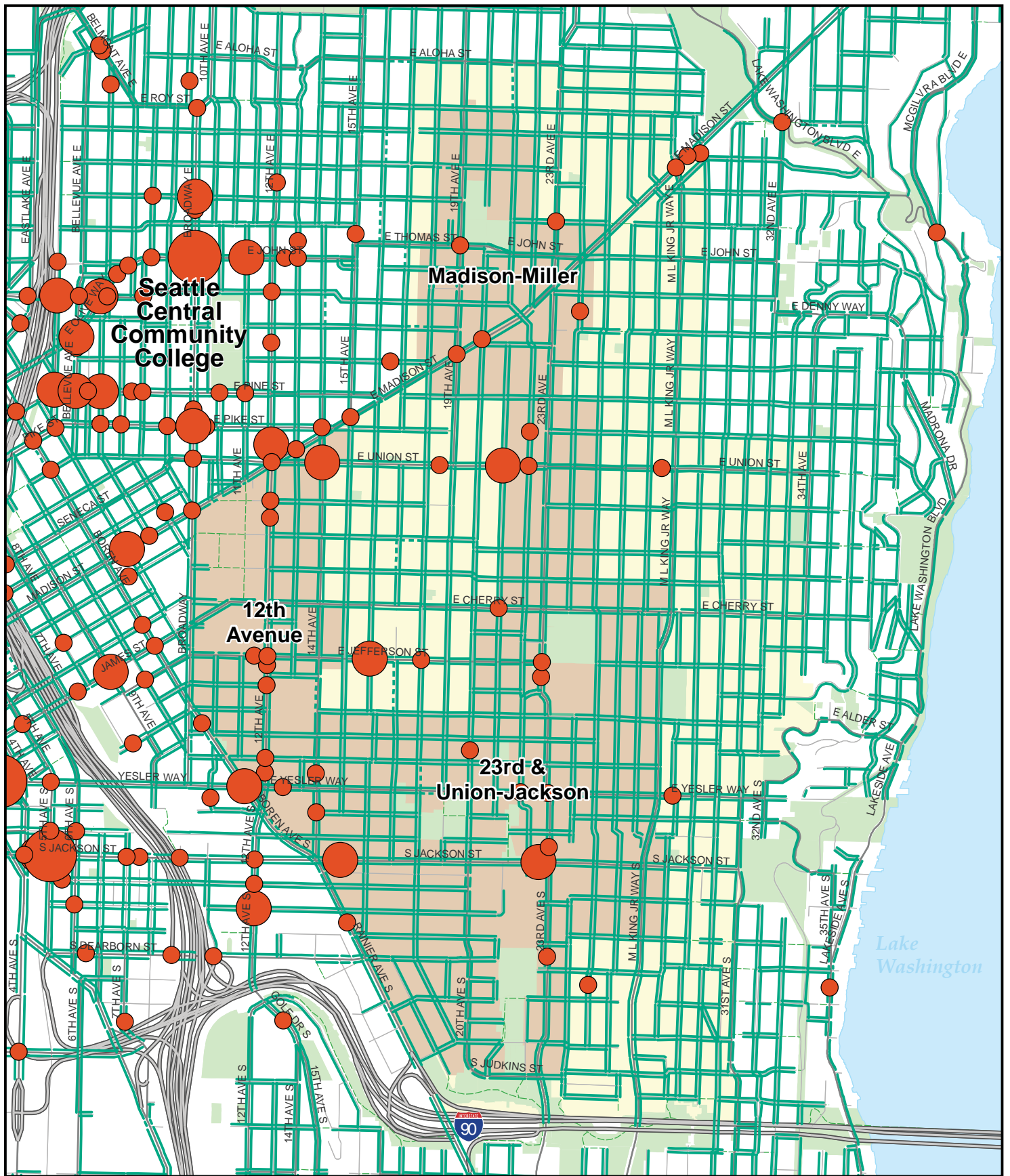
-  Half Pedestrian Signal
-  Mid Block Crosswalk
-  School Beacon



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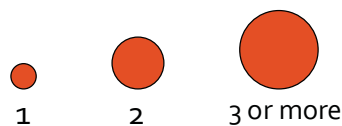


## Central Area

### Sidewalks

- Concrete, Asphalt
- - - Brick, Stone, Paver
- Other
- . . . Walkway

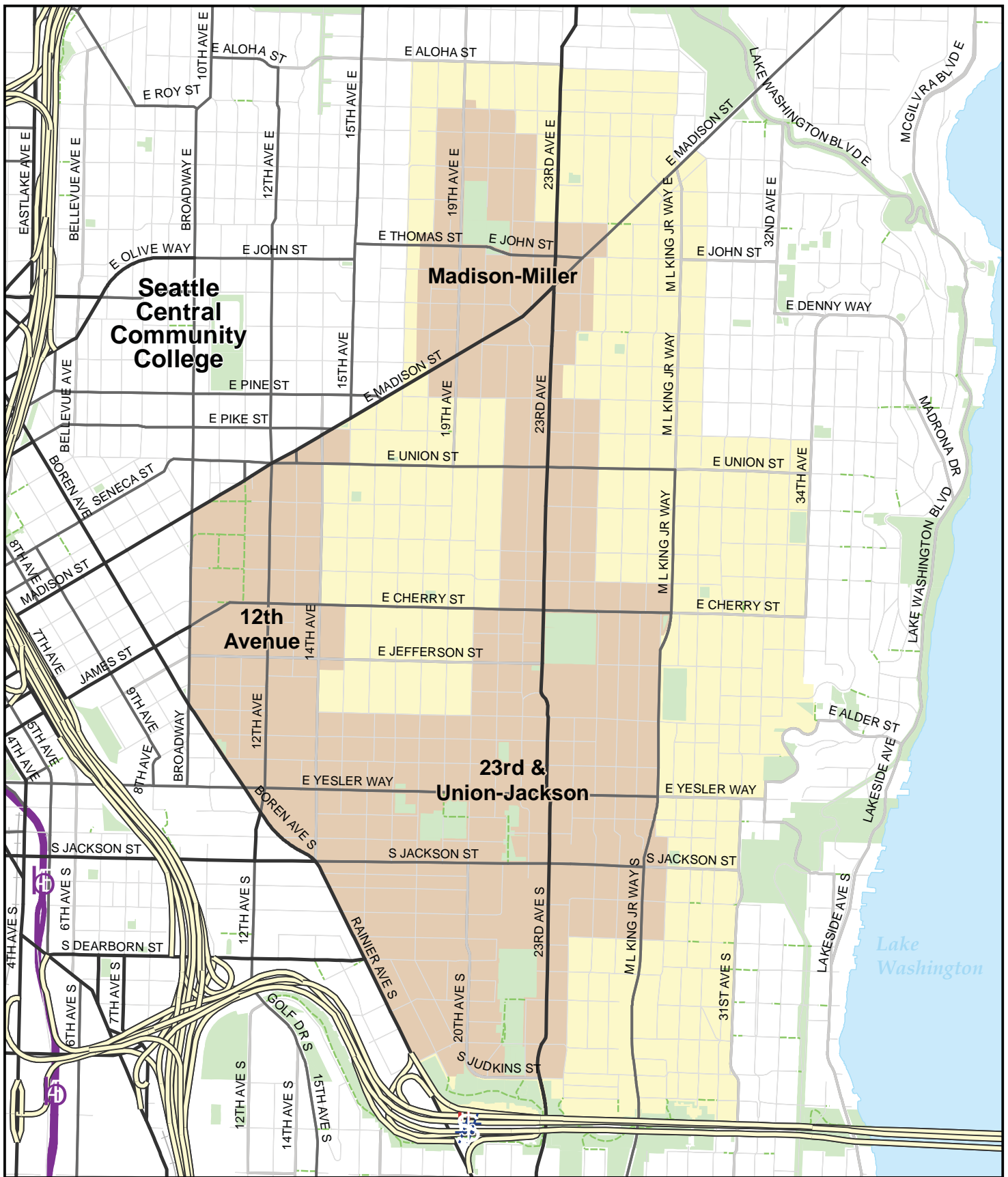
### Pedestrian or Bicycle Collisions with Vehicles 2008



0 0.15 0.3 0.6 Miles



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Reports\_Sidewalks\_PedCollisions.mxd



## Central Area

- Urban Village
- Neighborhood Planning Area
- LINK Stations
- LINK Light Rail

### Street Class

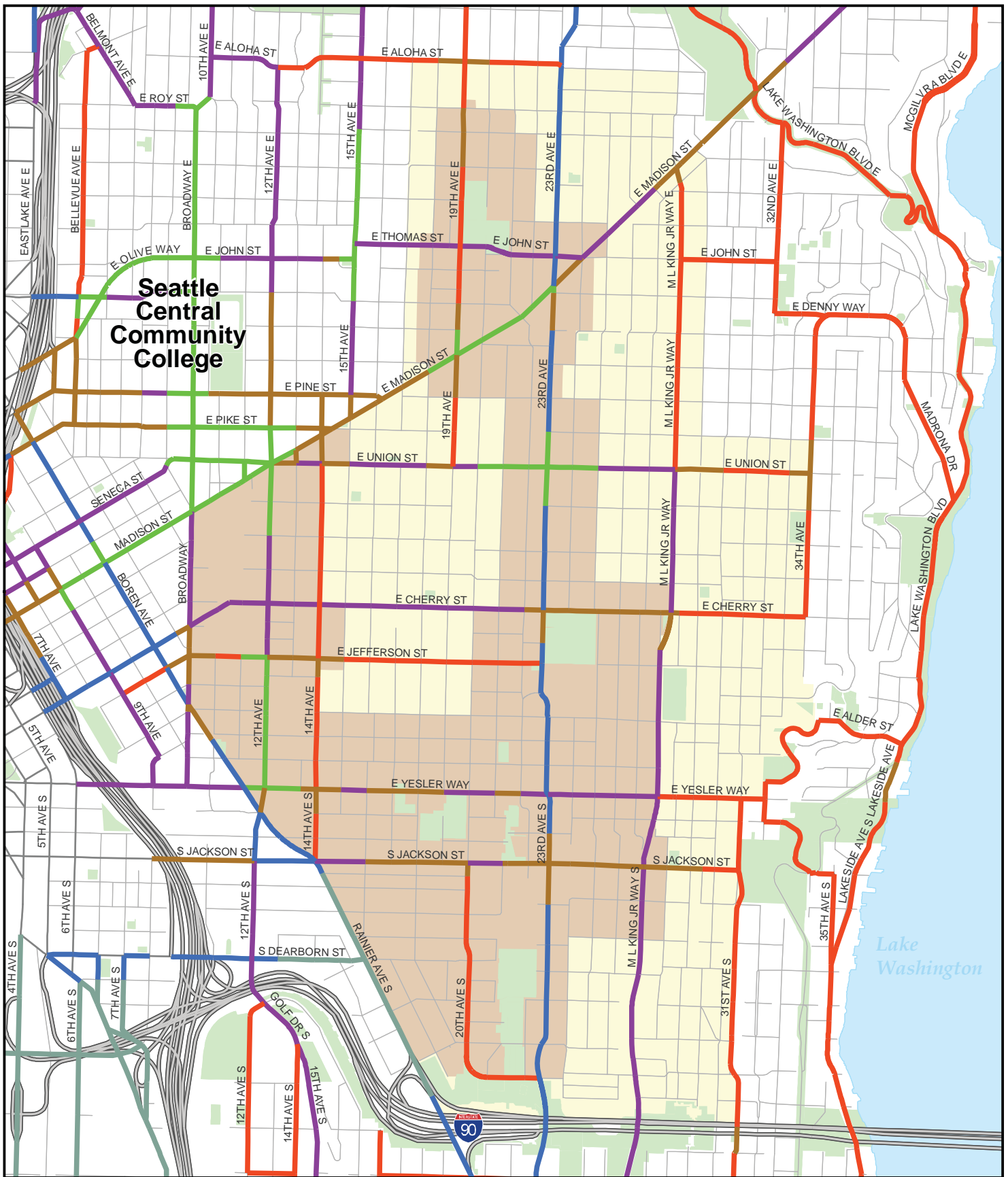
- Interstate Freeway
- State Highway
- Principal Arterial
- Minor Arterial
- Collector Arterial
- Non-Arterial
- Walkway
- Railroad

0 0.15 0.3 0.6 Miles



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## Central Area

### StreetType

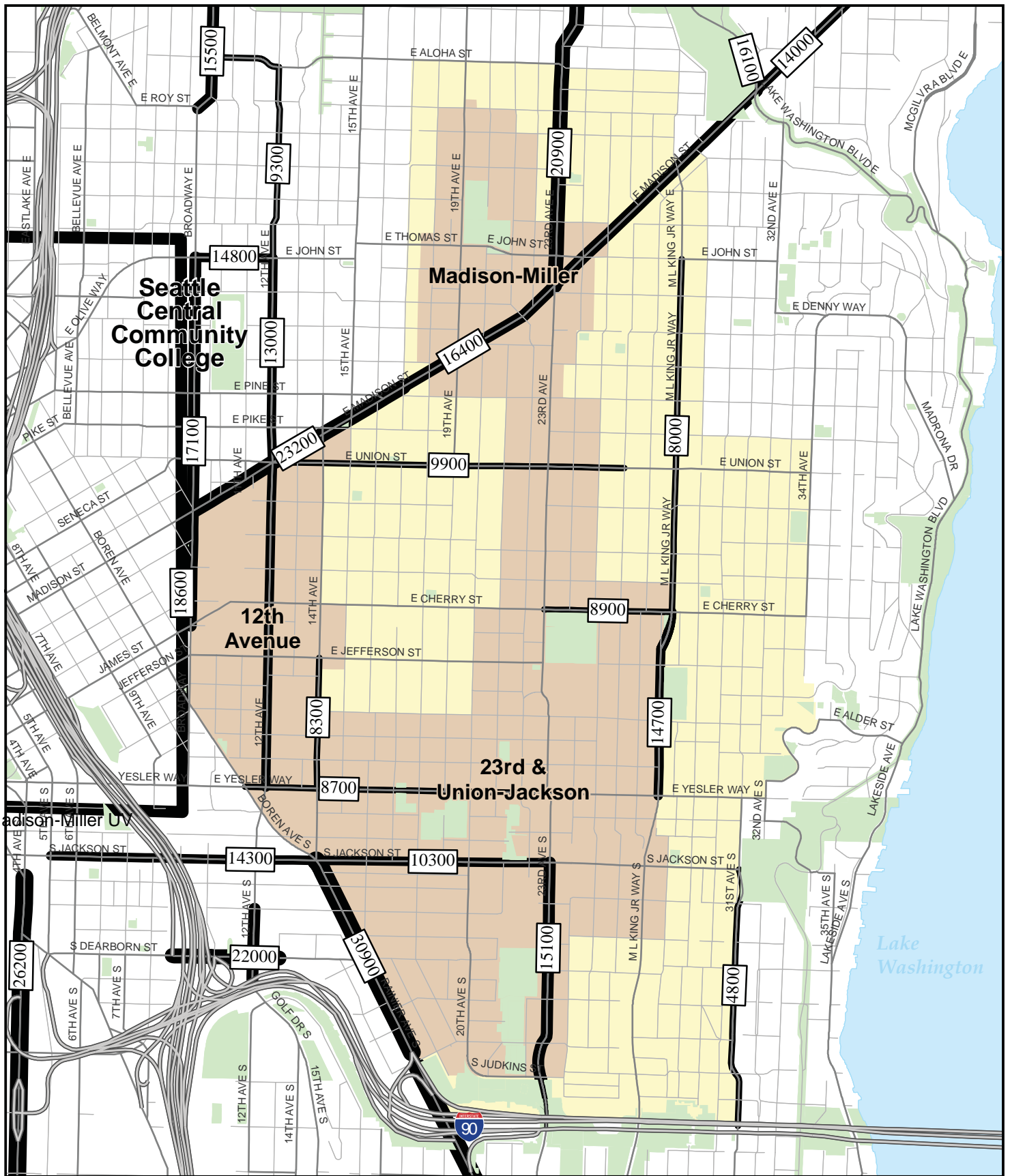
- Main Street
- Mixed Use Street
- Commercial Connector
- Local Connector
- Regional Connector
- Industrial Access Street

0 0.2 0.4 0.8 Miles



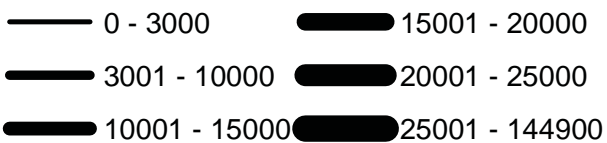
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## Central Area

### Traffic Flow

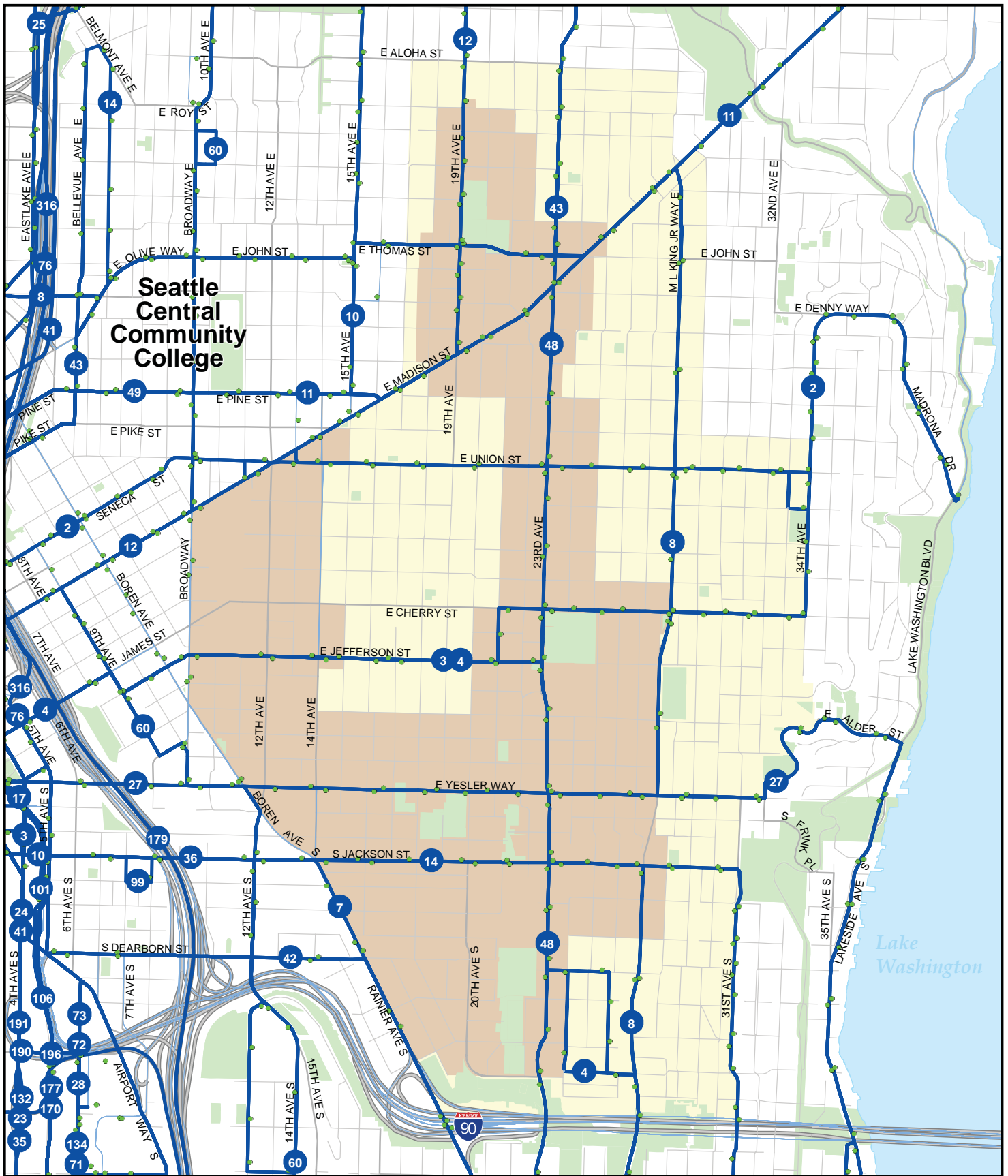


0 0.15 0.3 0.6 Miles



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## Central Area

### Transit Routes

- 1 — Urban Village Transit Network (15 Minute Headway)
- Other Bus Routes
- Bus Stop

0 0.1 0.2 0.4 Miles



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# CENTRAL AREA PARKS & RECREATION

## Parks & Recreation Inventory 2009 (within planning area)

Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
Powell Barnett Park	352 Martin Luther King Jr Way	4.4		X					X
Benvenuto Viewpoint	Central portion of I-90 Lid Park.	1.6							X
12th & East James Court	564 12TH Ave	0.2							
Firehouse Mini Park	712 18th Ave	0.3		X					
Homer Harris Park	24th Ave E & E Howell St	0.5		X				X	
Horiuchi Park	156 Boren Avenue	0.3							
Flo Ware Park	28th Ave S/S Jackson St	0.5		X					
Garfield Playfield	23rd Ave/E Cherry St	9.4	X	X	X	X	X		
Langston Hughes Performing Arts Center	104 17th Ave S	1.2							X
*Alvin Larkins Park	E Pike St/34th Ave E	0.6						X	
Dr. Blanche Lavizzo Park	2100 S Jackson St	2.0		X				X	
*Leschi Lake Dell Nat Area	3525 E Terrace St	3.2							
Madrona Playfield	3211 E Spring St	1.8		X	X		X		

\* Park is adjacent to Planning boundary



Name	Address	Acreage	Community Center	Children's Play Area	Play Fields	Pools & Wading Pools	Tennis Courts	Trails/Paths	Other Facilities
TT Minor Playground	17th Ave E/E Union St.	0.2		X					
Nora's Woods	720 29th Ave	0.3						X	
Pendleton/Miller Playfield	400 19th Ave E	7.6		X	X	X	X		
*Peppi's Playground	3233 E Spruce St.	2.3		X					X
Plum Tree Park	1717 26th Ave	0.3		X					
Pratt Park	Yesler Way and 20th Ave S	5.6		X		X		X	X
*Sam Smith Park	See I-90 Lid	21.5		X			X		
Spring Street Mini-Park	E Spring St/15th Ave	0.3		X					
Spruce Street Mini Park	160 21st Ave	0.7		X					
*Judge Charles M. Stokes Overlook	S Judkins St & 20th Ave S	5.2					X		X

\* Park is adjacent to Planning boundary

# Park and Open Space Inventory 2009 – 12th Avenue

## Related Plans & Websites

- Parks Strategic Action Plan – <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
- Parks and Green Spaces Levy – <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents – <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update – <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management plan – <http://www.seattle.gov/parks/Horticulture/VMP/View-points.htm>

## Community Investments

### *New Usable Open Space since 2001*

- **12th & E James Court** - The Pro Parks Levy Opportunity Fund provided \$550,000 for this park acquisition project. \$500,000 was also awarded from the King County Conservation Futures Tax funds for this project. A property at the southeast corner of 12th and East James Court is being considered for acquisition among others with the neighborhood.
- **Horiuchi Park** – The Pro Parks Levy provided \$128,875 and the Community Development Block Grant (CDBG) federal monies provided \$81,500 contributed to the design and construction of the new park. The project included stairs leading to the site from Boren Avenue, a small plaza, new trees, landscaping, and irrigation.

### **12th Avenue Urban Center Village**

*Distribution-based Goal: 10,000 square feet within 1/8 mile of all village locations*

While the Spring Street Mini-Park and new Horiuchi Park provide some Village Open Space, most locations within the 12th Avenue Urban Center Village are farther than 1/8 mile from publicly owned Usable Open Space. It should be noted that the privately operated Seattle University occupies much of the north end of the village and does have some open space, though green space and access is limited. (None of the Seattle University campus is counted as Village Open Space.) Seattle Parks has funding for an acquisition that is intended to provide additional Usable Open Space to the 12th Avenue urban village.

*Population-based Goals: 1 acre Village Open Space per 1,000 households*

Usable Open Space needed to meet 2004 Open Space Household Goal 1.45 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.15 acres

Existing Usable Open Space within Urban Village Boundary .29 acres

Existing Usable Open Space within and abutting Urban Village Boundary .29 acres

Population-based goal result Goals not met

# Park and Open Space Inventory 2009 – Madison-Miller

## Related Plans & Websites

- Parks Strategic Action Plan – <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
- Parks and Green Spaces Levy – <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents – <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update – <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management plan – <http://www.seattle.gov/parks/Horticulture/VMP/View-points.htm>

## Community Investments

### *New Usable Open Space since 2001*

- Homer Harris Park – Through the Seattle Parks Foundation an anonymous donor gave \$1.3 million to this new park in 2002, doubling the size of the park, increasing park development funding, and creating a small maintenance endowment. The Pro Parks Levy provided \$499,000 for project planning, design and construction.

## Madison-Miller Residential Urban Village

*Distribution-based Goal: 10,000 square feet within 1/8 to 1/4 mile of all village locations*

Except for the southwest corner of the village, Pendleton Miller Playfield, Prentis Frazier Park, the new Homer Harris Park and Plum Tree Park provide Village Open Space within 1/4 mile of most village locations. At the 1/8 mile level, the gap in open space at the southwest end of the village increases.

*Population-based Goals: 1 acre Village Open Space per 1,000 households (HH)*

Usable Open Space needed to meet 2004 Open Space Household Goal 1.93 acres

Usable Open Space needed to meet 2024 Open Space Household Goal 2.43 acres

Existing Usable Open Space within Urban Village Boundary 7.56 acres

\*Existing Usable Open Space within Urban Village Boundary 8.06 acres

Population-based goal result Goals Met

# Park and Open Space Inventory 2009 – 23rd & Union-Jackson

## Related Plans & Websites

- Parks Strategic Action Plan – <http://seattle.gov/parks/Publications/ParksActionPlan.htm>
- Parks and Green Spaces Levy – <http://www.seattle.gov/parks/levy/default.htm>
- Parks Citywide Planning Documents – <http://seattle.gov/parks/projects/docs.htm>
- Parks Open Spaces GAP Report 2006 Update – <http://seattle.gov/parks/publications/GapReport.htm>
- Parks Viewpoints Vegetation Management plan – <http://www.seattle.gov/parks/Horticulture/VMP/View-points.htm>

## Community Investments

### ***New Usable Open Space since 2001***

Since 2001, Seattle Parks has developed 4.78 acres of park land in the East Sector, including Usable Open Space within the new Homer Harris, Horiuchi and Cal Anderson parks.

- Judkins Playfield - The Pro Parks Levy provided \$412,400 for project costs of planning, design and construction. The project was also funded by the Parks Departments Major Maintenance Program and a grant from Seattle Public Utilities. The park improvements included: two new pedestrian spaces, improvements to the various pathways including a link between the northeast and the 23rd and Jackson commercial area, new park furnishings, new pedestrian lighting system, over 65 new trees, and several large new planting beds.
- Flo Ware Park Playground - Pro Parks Levy Opportunity Fund provided \$250,000, \$107,000 from DON, \$43,000 from King County and a variety of other public and private funding sources for the project costs of planning, design and construction. The project included a new playground surfacing, updated play structures, better lighting and visibility, a community kiosk, and family-oriented spaces that encourage picnics and discourage illegal activity. Artwork that celebrates the life of Flo Ware is now part of the park.
- Powell Barnett Park - The Pro Parks Levy Opportunity Fund provided \$250,000 and the Starbucks Parks Fund provided \$550,000. Improvements included installation of a new play area, renovation of the playfield, renovation of the interior and exterior of the restroom, renovation of the basketball court, renovation of the paths and entries, installation of plazas with BBQs areas, and installation of benches and gaming tables.
- Leschi-Lake Dell Natural Area – Through the Pro Parks Levy and matching funds from the King County Conservation Futures Levy an adjacent property was acquired and was preserved. The site features panoramic views of Lake Washington, Mount Rainier and the Cascades. The property is also adjacent to the East Terrace Street stairs along a pedestrian route leading to Lake Washington Boulevard.

### **23rd Avenue S @ S Jackson – Union Residential Urban Village**

*Distribution-based Goal: 10,000 square feet within 1/8 to 1/4 mile of all village locations.*

Because of Garfield Playfield and the Pratt, Lavizzo and Judkins parks, almost all of the 23rd and Jackson-Union residential urban village is within 1/4 mile of Usable Open Space. At the 1/8 mile level, however, areas in the north, southwest and east parts of the village are not served.

*Population-based Goals: 1 acre Village Open Space per 1,000 households*

Usable Open Space needed to meet 2004 Open Space Household Goal 3.73 acres

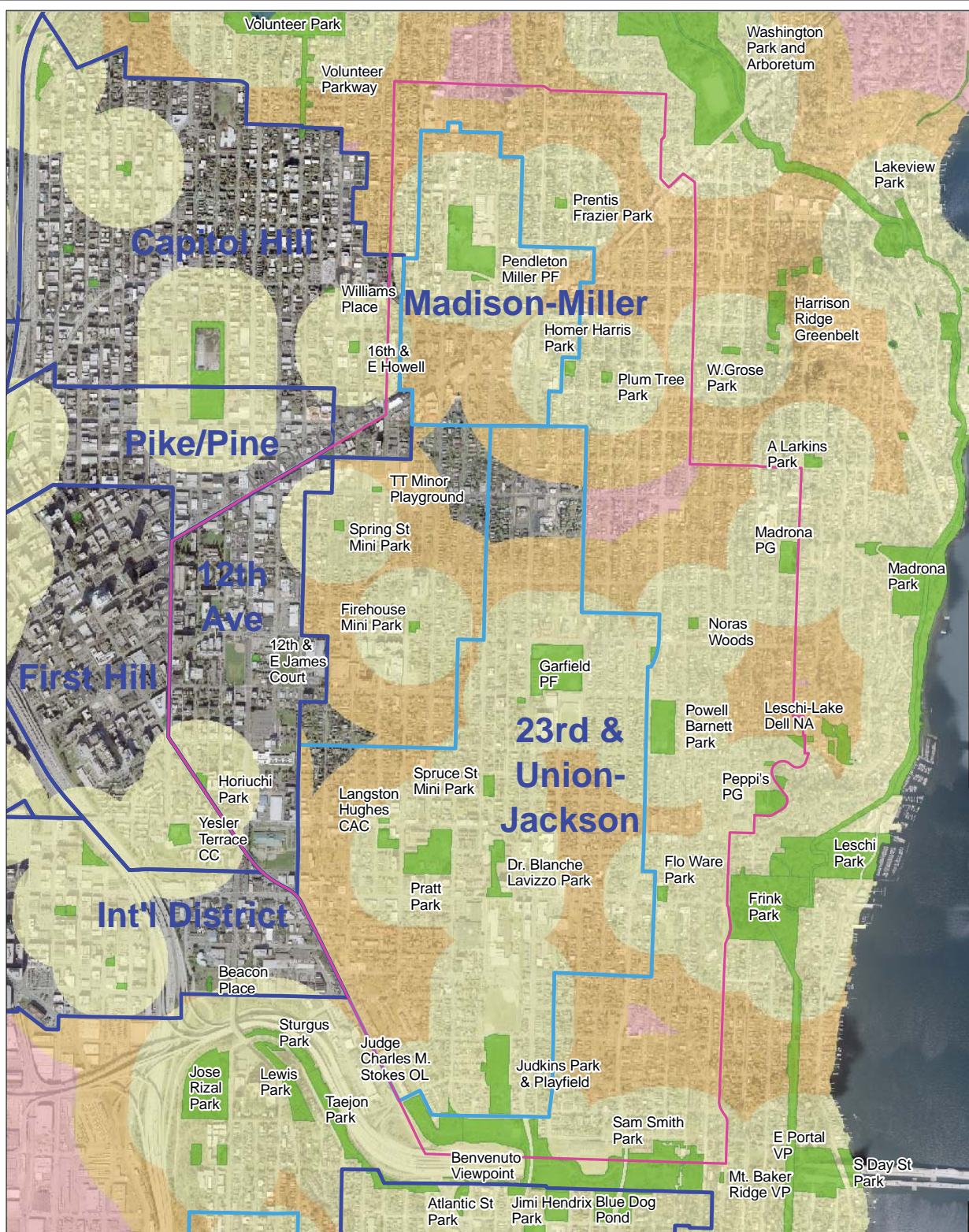
Usable Open Space needed to meet 2024 Open Space Household Goal 4.38 acres

Existing Usable Open Space within Urban Village Boundary 28.63 acres

Existing Usable Open Space within Urban Village Boundary 33.48 acres

Population-based goal result Goals Met





## Gaps in Usable Open Space - Central Area

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Map date: March 12, 2009

Source:  
Port of Seattle, Army Corps of Engineers,  
and City of Seattle GIS data.



500 0 500  
Feet

### LEGEND

- City of Seattle Parks
- Non-City Park/Open Space
- Residential Urban Villages
- Urban Center Villages & Hub Urban Villages
- Central Planning Area

### Service Area Criteria for Usable Open Space (UOS)

■ 1/8 Mile Service Area of Usable Open Space over 10,000 SF  
- UOS of 10,000 SF or more for Urban Centers and Hub Urban Villages accessible within 1/8 mile

■ 1/4 Mile Service Area of Usable Open Space over 10,000 SF  
- UOS of 10,000 SF or more for Residential Urban Villages, depending on population density, accessible within 1/8 to 1/4 mile

■ 1/2 Mile Service Area of Usable Open Space over 1/2 Acre  
- UOS of 1/2 Acre or more for Single Family areas accessible within 1/2 mile

# CENTRAL AREA CAPITAL FACILITIES & UTILITIES

23rd & Jackson

Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 6	101 23rd Ave S	EMS: 82% in 4 mins, Fire: 95% in 4 mins, Engine, Ladder	
Fire Station	SFD 25	1300 E Pine St	EMS: 87% in 4 mins, Fire: 87% in 4 mins, Engine Co., Ladder Co., Battalion, Aid Car, Power Unit, Hose Wagon	
Police Station	East Precinct	1519 12th Ave	8.23 sq.mi.service area, facility capacity 40,000 square feet.	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Douglass-Truth Branch	2300 Yesler Way	8007 sq.ft, 1990 pop served 21,101 or .38 sq.ft/capita + 32 sq.ft/capita in citywide facilities	
Library	Madrona-Sally Goldmark Branch	1134 33rd Ave		
P-Patch	Judkins P-Patch	24th Ave. S & S Norman St	39 Plots	
P-Patch	Republican P-Patch	503 20th ave E	7.6 acres	
P-Patch	Pelican Tea	19th Ave E & E Mercer	13 Plots	
P-Patch	Mad P	30th Ave E & E Mercer	15 Plots	
P-Patch	Ida Mia	E Madison St & Lake Washington Bv E	7 Plots	



Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 25	1300 E Pine St	EMS: 87% in 4 mins. Fire: 87% in 4 mins. Engine Co., Ladder Co., Battalion, Aid Car, Power Unit, Hose Wagon	
Fire Station	SFD 10	301 2nd Ave S	EMS: 78% in 4 mins. Fire: 78% in 4 Mins. Engine Co., Ladder Co., Shift Commander, Aid Car, Hazmat Van	
Fire Station	SFD 22	901 E. Roanoke St	EMS: 80% in 4 mins. Fire: 70% in 4 mins. Engine Co., Communications Van	
Fire Station	SFD 6	101 23rd Ave. E	EMS: 82% in 4 mins. Fire: 95% in 4 mins. Engine Co., Ladder Co.	
Police Station	East Precinct	1519 12th Ave	8.45 sq.mi. service area, 1994 population 82,265	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Central Library	1000 4th Ave.	363,000 sq.ft	
Library	Douglass Truth Branch	2300 Yesler Way	4,771 sq. ft.	
P-Patch	Squire Park P-Patch	14th Ave E & E. Fir St.	33 Plots	
P-Patch	Thomas Street Gardens	1010 E. Thomas St	35 Plots	
P-Patch	Ida Mia	E Madison St & Lake Washington Bv E	7 Plots	

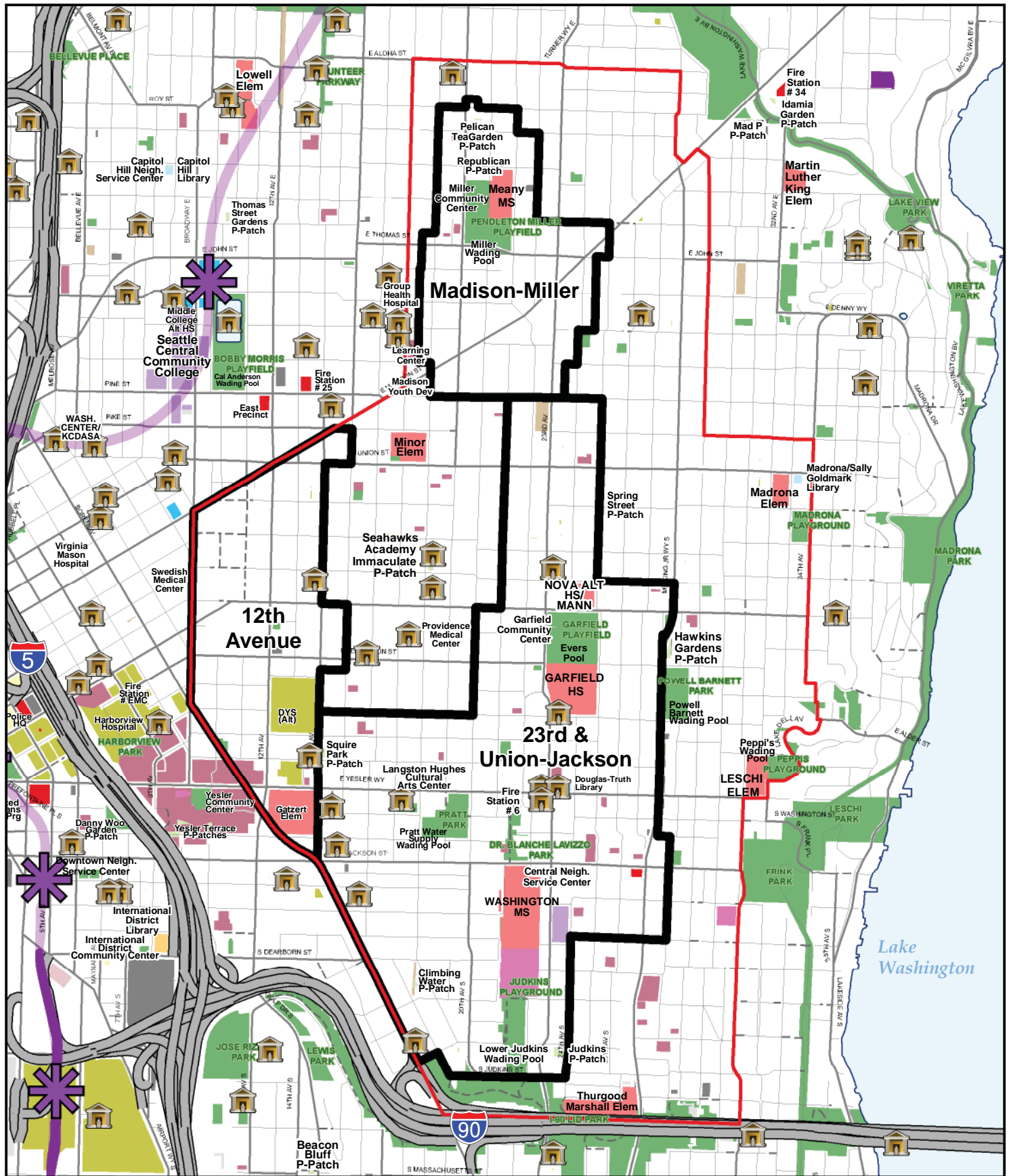
Facility Type	Name	Location	Capacity	Comments/Planned Improvements
Fire Station	SFD 25	1300 E Pine St	EMS: 87% in 4 mins, Fire: 87% in 4 mins, Engine Co., Ladder Co., Battalion, Aid Car, Power Unit, Hose Wagon	
Police Station	East Precinct	1519 12th Ave	8.23 sq.mi.service area, facility capacity 40,000 square feet.	
Schools	All 10 Middle Schools			
Schools	All 11 High Schools			
Library	Douglass-Truth Branch	2300 Yesler Way	8007 sq.ft, 1990 pop served 21,101 or .38 sq.ft/capita + 32 sq.ft/capita in citywide facilities	
Library	Madrona-Sally Goldmark Branch	1134 33rd Ave		
P-Patch	Republican P-Patch	503 20th ave E	7.6 acres	
P-Patch	Pelican Tea	19th Ave E & E Mercer	13 Plots	
P-Patch	Mad P	30th Ave E & E Mercer	15 Plots	
P-Patch	Ida Mia	E Madison St & Lake Washington Bv E	7 Plots	

## Utilities

Seattle is a highly urbanized area with a fully developed infrastructure network throughout the City. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. Forecasted future needs for the City owned utilities: water, drainage and wastewater, City Light and solid waste are discussed in Appendix A to the Seattle Comprehensive Plan. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted Capital Improvement Program (CIP).

## Web Links

- 2009-2014 Adopted Capital Improvement Program:  
<http://www.seattle.gov/financedepartment/0914adoptedcip/default.htm>



## Central Area

### City Property/Facilities

- Library
- Neighborhood Service Center
- Community Center/Recreational Facility
- Cultural/Entertainment Facility
- Human Services Facility

- Public Safety
- Utility Facilities/Property
- P-Patch
- Open Space/Parks
- City Office Space
- Other City-Owned Facilities
- Urban Village

### Public Property

- Housing Authority
- Port of Seattle
- Public Facilities District
- Sound Transit
- Seattle School District

Link Stations At-Grade / Aerial Tunnel



- Community College
- University of Washington
- King County
- WA State
- Federal
- Neighborhood Plan Area
- Landmark



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# CENTRAL AREA HOUSING

## Market Rents

The Dupre and Scott data shown below is from the Spring 2009 survey. This data is collected for 14 geographic areas in Seattle. In some cases these areas are very similar to the urban village/center areas but not in others. The Spring data is shown along with 5 year history.

### Madison/Miller-(Madison/Lesch D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,044	\$800	\$971	\$1,210
2000 and newer	na	na	na	na
City-wide	\$1,115	\$876	\$1,057	\$1,171

### 5 year history of average rents, all types

2005	2006	2007	2008	2009
\$870	\$984	\$1,011	\$1,126	\$1,044

### 23rd and Jackson-(Central Area D&S area)

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,156	\$828	\$1,128	\$1,094
2000 and newer	\$1,274	\$868	\$1,333	\$1,210
City-wide	\$1,115	\$876	\$1,057	\$1,171

### 5 year history of average rents, all types

2005	2006	2007	2008	2009
\$1,013	\$1,076	\$1,138	\$1,160	\$1,156

**12th Ave-(Central Area D&S area)**

	All Unit Types	Studio	One Bedroom	Two Br / 1 Bath
All unit age	\$1,156	\$828	\$1,128	\$1,094
2000 and newer	\$1,274	\$868	\$1,333	\$1,210
City-wide	\$1,115	\$876	\$1,057	\$1,171

**5 year history of average rents, all types**

2005	2006	2007	2008	2009
\$1,013	\$1,076	\$1,138	\$1,160	\$1,156

**Home Sales**

The MLS data presented below represents data from sales that occurred between January 1 and March 30, 2009. The MLS data is provided split into eight geographic areas throughout Seattle. In all cases multiple urban villages/center areas lie within a MLS area.

**Madison/Miller 2009 MLS Data-(Central Seattle/SE MLS area)**

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	53	\$358,000	3	\$330,000
City-wide	765	\$402,075	332	\$305,725

**23rd and Jackson 2009 MLS Data-(Central Seattle, Madison Park, Capitol Hill MLS area)**

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	80	\$457,000	99	\$271,000
City-wide	765	\$402,075	332	\$305,725

**12th Ave 2009 MLS Data-( Central Seattle, Madison Park, Capitol Hill MLS area)**

	SF Units	SF Median	Condo Units	Condo Median
Neighborhood	80	\$457,000	99	\$271,000
City-wide	765	\$402,075	332	\$305,725

## Related Plans

- **City of Seattle 2002 Housing Levy Administrative & Financial Plan**, Program years 2007-2009  
<http://seattle.gov/housing/development/2007-2009A&FPlan.pdf>  
Covers all Levy programs every two years beginning in 2003, and includes information on Levy administration and the funding plan for the 2002 Housing Levy by program area.
- **Housing Element from Seattle's 2009-2012 Consolidated Plan for Housing & Community Development**, October 2008  
<http://seattle.gov/housing/planning/HousingElement.htm>  
Summarizes the three important community planning efforts that guide Seattle's work on housing issues, City of Seattle funding expected to be available in 2009 to implement key affordable housing strategies, and City program activities that address various income segments. A matrix outline of housing strategies is also included.

## Web Resources

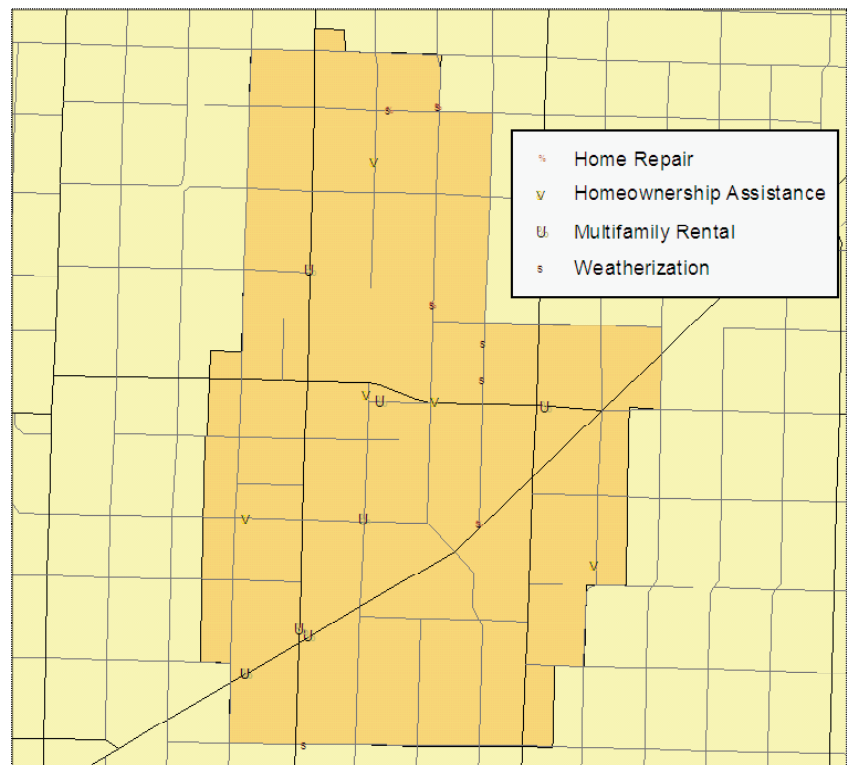
- Office of Housing <http://www.seattle.gov/housing>
- Seattle Housing Authority <http://www.seattle.gov/housing>

## Central Area Subsidized Affordable Housing Units

The map below shows affordable housing assistance provided by City programs:

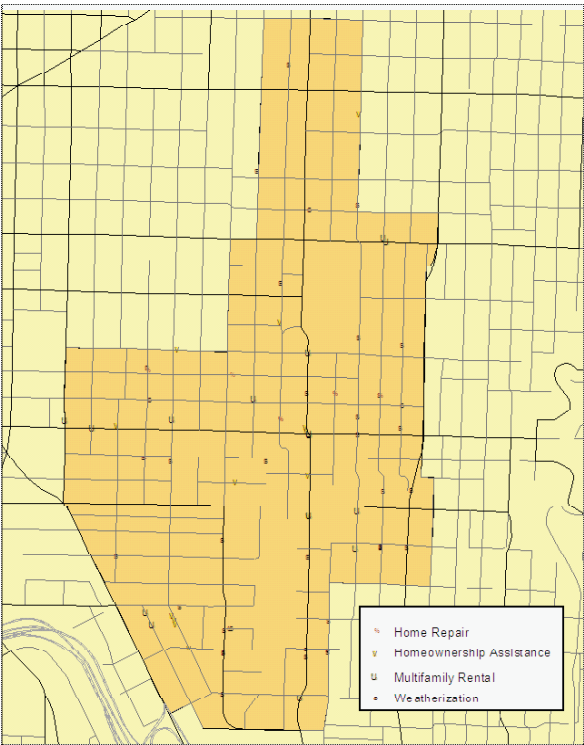
- Multifamily rental housing
- Homebuyer assistance (buyers assisted since 1/1/03)
- Weatherization assistance (projects assisted since 1/1/03)
- Home repair loans (projects assisted since 1/1/03)

Madison/Miller

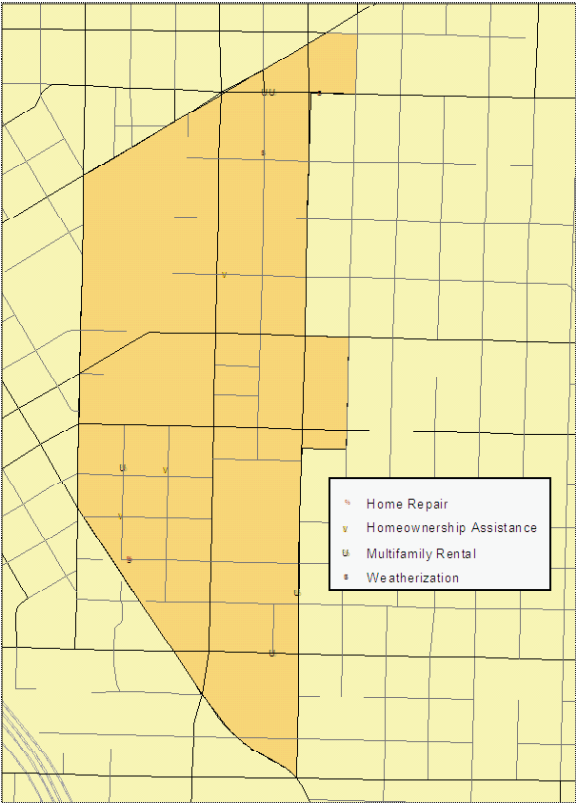


Home Repair	Homeownership Assistance	Multifamily Rental	Weatherization
4 units	5 units	8 locations / 217 units	7 locations / 7 units

23rd and Jackson



Home Repair	Homeownership Assistance	Multifamily Rental	Weatherization
4 units	5 units	8 locations / 217 units	7 locations / 7 units



12th Ave

Home Repair	Homeownership Assistance	Multifamily Rental	Weatherization
4 units	5 units	8 locations / 217 units	7 locations / 7 units